



Meeting	Council
Date and Time	Wednesday, 7th July, 2021 at 7.00 pm.
Venue	Ashburton Hall, Elizabeth II Court, The Castle, Winchester SO23 8UJ

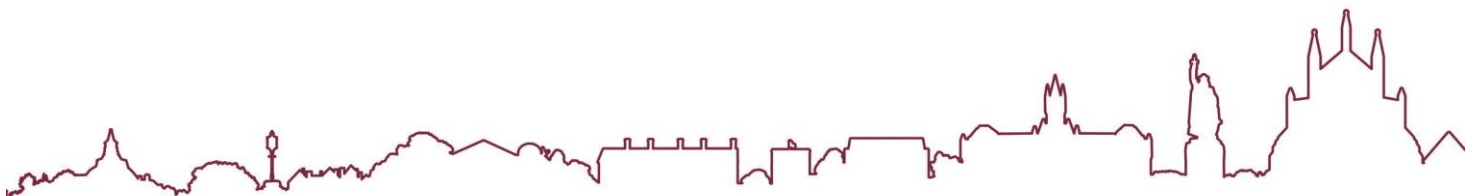
NOTICE IS HEREBY GIVEN that an Ordinary Meeting of the Council will be held at 7.00 pm on Wednesday, 7th July, 2021 in the Ashburton Hall, Elizabeth II Court, The Castle, Winchester SO23 8UJ and all Members of the Council are summoned to attend.

Note: *This meeting is being held in person at the location specified above. In line with relevant legislation and public health guidance the following arrangements apply. Members of the public should note that a live audio feed of the meeting will be available from the council's website (www.winchester.gov.uk) and the video recording will be available shortly after the meeting*

For members of the public who are unable to utilise this facility a limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 working days before the meeting. Please note that priority will be given to those having registered to speak during the Public Question session over those wishing to attend and observe.

AGENDA

- 1. Minutes of the Ordinary Meeting of the Council held on 24 February 2021, Mayor Making held on 18 May 2021 and the Annual Meeting held 19 May 2021 (Pages 5 - 32)**
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members or Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with the Council's Code of Conduct.
- 3. Announcements from the Mayor, Leader and Chief Executive.**



4. **Presentation of certificates**
Presentation of certificates to retiring members of the council in recognition of service to communities.

5. **Questions from Members of the Public**
To receive and answer and questions from the public.
(Questions must be received in writing by Democratic Services – democracy@winchester.gov.uk – no later than noon on Wednesday 30 June 2021)

6. **Notice of Motion**
To consider the following Notice of Motion to be proposed by Councillor Cunningham and seconded by Councillor Isaacs:

“This Council welcomes the significant amounts of Government funding that is being channelled through Winchester City Council to support local businesses to recover from the pandemic lockdowns and this Council commits to developing and implementing a fully effective plan to help support the business recovery across the whole District including specific plans for Whiteley and our market towns.”

7. **To consider and determine the following Recommended Minutes:**
- a) **New council homes, Winnall Flats site – final business case (less exempt appendices) (CAB3300) (Pages 33 - 50)**

RECOMMENDED TO COUNCIL:

That an increase in the scheme budget of £896,691, funded from the “unallocated schemes” provision in the New Homes Capital Programme and capital expenditure of up to £18,840,000 including contingency funding and estimated fees (as set out in exempt appendix 3 of the report), be approved.

8. **Changes to Committee Memberships**
To receive any resignations from committees and to make any necessary re-appointments.

9. **Appointments to Joint West of Waterlooville Planning Committee**

[Paragraph 3 \(v\) of Part 3.3](#) of the council’s constitution sets out the functions, terms of reference and appointments to the Joint West of Waterlooville Planning Committee. The Joint Committee is comprised of 5 Winchester

Members and 4 Havant Borough Council Members.

In accordance with the provisions of Section 15(1) of the Local Government and Housing Act 1989, Full Council is recommended to make appointments to the Joint Committee as follows - 3 Liberal Democrats and 2 Conservatives (the chair of the Joint Committee is the Chair of the Planning Committee) plus two deputies from each group.

RECOMMENDED:

That full Council agree membership of the Joint West of Waterlooville Joint Planning Committee as follows:

Joint West of Waterlooville Planning Committee (5)

Councillors Evans (LD), Bentote (LD), Laming (LD), to be advised (Con), to be advised (Con) plus Deputies Councillors Edwards (LD), Rutter (LD), to be advised (Con), to be advised (Con)

10. Questions from Members of Council

The total time for questions and the answer and supplementaries thereto shall not exceed 30 minutes.

11. EXEMPT BUSINESS: To consider whether in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

(i) To pass a resolution that the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100 (I) and Schedule 12A to the Local Government Act 1972.

12. New council homes, Winnall Flats site - final business case (exempt appendices) (CAB3300) (Pages 51 - 66)

13. To consider and determine the following Recommended Minutes:

a) Purchase of new homes in Whiteley (CAB3304) (Pages 67 - 82)

LAURA TAYLOR
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this



code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.

29 June 2021

Agenda Contact: David Blakemore, Democratic Services Team Manager
Tel: 01962 848217 Email: dblakemore@winchester.gov.uk

Quorum = 12 members

PUBLIC PARTICIPATION

Members of the public may ask questions of the Leader, Cabinet Members and Committee Chairs at Ordinary Meetings of the Council. The total time allocated for questions by the public shall normally be limited to 20 minutes.

A question may only be asked if notice has been given by delivering it in writing to Democratic Services no later than 5 working days preceding the Council meeting. For example, if the Council meeting is being held at 7pm on a Wednesday then the question would need to be received by noon on the preceding Wednesday. Please email to democracy@winchester.gov.uk.

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

COUNCIL

Wednesday, 24 February 2021

Attendance:

Councillors Present

Cunningham (Mayor)

Achwal	Hutchison
Becker	Laming
Bell	Learney
Bentote	Lumby
Bronk	Mather
Brook	McLean
Clear	Miller
Clementson	Murphy
Cook	Pearson
Craske	Porter
Cutler	Power
Evans	Prince
Ferguson	Read
Fern	Ruffell
Gemmell	Rutter
Godfrey	Scott
Gordon-Smith	Thompson
Green	Tod
Griffiths	Weir
Hiscock	Weston
Horrill	Williams
Humby	

[Audio recording](#)

1. **MINUTES OF THE ORDINARY MEETING OF THE COUNCIL HELD ON 13 JANUARY 2021**

RESOLVED

That the minutes of the Ordinary meeting of the Council held on 13 January 2021 be approved and adopted.

2. **DISCLOSURE OF INTERESTS**

Councillors Hiscock, Humby, Tod and Porter declared personal (but not prejudicial) interests in respect of agenda items due to their roles as County Councillors.

Councillors Green and Scott declared personal (but not prejudicial) interests in respect of agenda item 5 (d) (Report CAB3290 – Housing Revenue Account Budget 2021/22 and procurement of term maintenance contracts), as were both tenants of the Council.

Councillor Godfrey declared a personal (but not prejudicial) interest in respect of agenda item 5 (a) (Report CAB3289 – General Fund Budget 2021/22) as referenced the Local Government Pension scheme of which he was a contributor and he was also an employee of Hampshire County Council.

3. **ANNOUNCEMENTS FROM THE MAYOR, LEADER AND CHIEF EXECUTIVE.**

The Mayor referred to his recent virtual support to the Winchester Rotary Pancake Day. The Mayor also reported that he was pleased to have been inundated with nominations for the annual Mayor's Awards. He would be making a video to thank each of the nominees and they would also be sent their award which would comprise of a certificate and pin badge.

Finally, the Mayor invited members to join him in offering the best thanks of council to Chas Bradfield, Strategic Director Place, who was leaving the council at the end of March. Members responded with applause.

The Leader and Chief Executive made no announcements.

4. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

Four written questions had been received from members of the public, who were in attendance at the meeting to present their questions, along with associated supplementary questions. The questions and the response were subsequently set out on the [council's website](#).

5. **TO CONSIDER AND DETERMINE THE FOLLOWING RECOMMENDED MINUTES:**

- (i) Cabinet - 11 February 2021 - General Fund Budget 2021/22 (CAB3289) and General Fund Budget 2021/22 Update (CL160)

Councillor Humby left the meeting before questions and debate.

Councillor Cutler (Deputy Leader and Cabinet Member for Finance and Risk), moved that the recommended minute and recommendations in Report CL160 be approved and adopted (seconded by Councillor Tod, Cabinet Member for Service Quality and Transformation).

Council proceeded to ask questions and debate the matters in the recommended minute and the reports.

AMENDMENT - Moved by Councillor Godfrey and seconded by Councillor Horrill, as follows:

1. That charges for Sunday and evening parking in city centre car parks be removed with effect from April 2021.
2. That the £149,000 saving achieved by deleting posts from the Planning team be removed and the posts be reinstated.
3. That a 100% discount on garden waste charges in 2021/22 be offered to any resident claiming a means tested benefit.
4. That charges for the garden waste collection service be removed with effect from February 2022.
5. That provision for salary pay award be removed, reflecting the national Government position that a public sector pay freeze should be maintained in 2021/22.
6. That the £850,000 per annum saving in 2021/22 and 2022/23 as a result of reduced pension fund contributions following the recent actuarial assessment be used to fund the above changes rather than being transferred to the Transitional Reserve.
7. That £150,000 be removed from the Climate Emergency revenue budget (£20k in 2021/22 and £130k in 2022/23).
8. That the proposal to transfer £150k to the Parking reserve in 2021/22 and 2022/23 be deleted.
9. That a revised Medium Term Financial Plan replace the appendix 1 of CAB3289.
10. That a revised Council Tax Resolution be approved.

Following questions and debate in respect of the Amendment, in accordance with legislative requirements on recorded votes at Budget Meetings, a recorded vote was taken.

Division Lists

The following Members voted in favour of the amendment to the recommended minute of Cabinet:

Councillors Brook, Clementson, Cook, Cunningham, Gemmell, Godfrey, Griffiths, Horrill, Lumby, Mather, McLean, Miller, Pearson, Read, Ruffell, Scott, Weston

The following Members voted against the amendment to the recommended minute of Cabinet:

Councillors Achwal, Becker, Bell, Bentote, Bronk, Clear, Craske, Cutler, Evans, Fern, Ferguson, Gordon-Smith, Green, Hiscock, Hutchison,

Laming, Learney, Murphy, Porter, Power, Prince, Rutter, Thompson, Tod, Weir, Williams

No Members abstained from voting.

AMENDMENT LOST

Following summing up by the proposer and seconder of the substantive motion (Councillors Cutler and Tod, respectively) in accordance with legislative requirements on recorded votes at Budget Meetings, a recorded vote was first taken with regard to Recommendations in Report CL160 and also Recommendations 1 – 5 of the recommended minute of Cabinet

Division Lists

The following Members voted in favour of the Recommendations in Report CL160 and also Recommendations 1 – 5 of the recommended minute of Cabinet:

Councillors Achwal, Becker, Bell, Bentote, Bronk, Clear, Craske, Cutler, Evans, Fern, Ferguson, Gordon-Smith, Green, Hiscock, Hutchison, Laming, Learney, Murphy, Porter, Power, Prince, Rutter, Thompson, Tod, Weir, Williams

The following Members voted against Recommendations in Report CL160 and also Recommendations 1 – 5 of the recommended minute of Cabinet:

Councillors Brook, Cook, Cunningham, Gemmell, Godfrey, Griffiths, Horrill, Lumby, Mather, McLean, Miller, Pearson, Read, Ruffell, Scott, Weston

The following Members abstained from voting on Recommendations in Report CL160 and also Recommendations 1 – 5 of the recommended minute of Cabinet:

Councillor Clementson

RESOLVED:

1. That Council had regard to and noted the additional information as set out in Report CL160 as part of its consideration and determination of the General Fund Budget 2021/22 (CAB3289).

2. That existing Recommendation 8 in CAB3289 be replaced with the updated recommendation 8 as follows: "That the level of Council Tax at Band D for City Council services for 2021/22 be increased to £147.34"

RESOLVED:

That the recommended minute of Cabinet held 11 February 2021 (as follows) be approved and adopted:

1. That the level of General Fund Budget for 2021/22 be agreed and the summary as shown in appendix A of the report.

2. That the investment proposals set out in section 15 of this report be supported, including:

a. Additional staff provision to support the delivery of the Movement Strategy at an annual cost of £60,000;

b. £60,000 per annum in to cover potential additional costs in relation to Meadowside leisure centre;

c. Increased provision for Local Council Tax Support, with £169,000 additional one off provision to the Council's Hardship Fund, funded directly from Government grant;

d. Provision of £250,000 to meet Covid related/recovery costs in 2021/22 funded from the "tranche 5" Covid grant confirmed in the Government Settlement;

e. Additional revenue budget provision, funded from the Major Investment Reserve, of £2m required to fund Central Winchester Regeneration project work in 2021/22 and 2022/23, subject to the approval of the business case which will be brought to Cabinet later in the year;

f. Additional revenue provision, funded from the Major Investment Reserve of £250,000 to fund the creation of an interim open space at the Friarsgate site in Winchester.

3. That the savings proposals set out in section 16 of the report be approved, including:

a. The implementation of "cashless parking", phased over 2 years;

b. 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);

c. Building Control fees increase by 10% on average;

d. That no additional revenue contributions be made to the Property and Asset Reserve and that use of the reserve be reviewed as part of the refresh of the Asset Management Strategy in 2021;

e. That the annual revenue contribution to the Car Park and Transport reserve be reduced to £150,000 per annum for the next four years;

f. The budget for "small grants" is reduced by £15,000;

g. A one year grant agreement based on a maximum grant of £147,200 for "Play to the Crowd";

h. That financial support for the annual Criterium event is not continued.

4. That £1.5m be transferred from the Transitional Reserve to the Major Investment Reserve to ensure sufficient resources are available

to cover major investment after accounting for the CWR provision set out in recommendation 2 e) above.

5. That the policy as previously agreed by the Council on 14 July 1999 (min 186 refers) is confirmed to treat all expenses of the Council as General Expenses other than those specifically identified and itemised in the Winchester Town Account. In consequence of which the sum of £1,061,591 be treated as Special Expenses under Section 35 of the Local Government Finance Act 1992 in respect of the Winchester Town area, Appendix D.

In accordance with legislative requirements on recorded votes at Budget Meetings, a recorded vote was then taken with regard to Recommendations 6 – 9 of the recommended minute of Cabinet

Division Lists

The following Members voted in favour of the Recommendations 6 – 9 of the recommended minute of Cabinet:

Councillors Achwal, Becker, Bell, Bentote, Bronk, Clear, Craske, Cutler, Evans, Fern, Ferguson, Gordon-Smith, Green, Hiscock, Hutchison, Laming, Learney, Murphy, Porter, Power, Prince, Rutter, Thompson, Tod, Weir, Williams

The following Members voted against Recommendations 6 – 9 of the recommended minute of Cabinet:

Councillors Brook, Cook, Cunningham, Gemmell, Godfrey, Griffiths, Horrill, Lumby, Mather, McLean, Miller, Pearson, Read, Ruffell, Scott, Weston

The following Members abstained from voting on Recommendations 6 – 9 of the recommended minute of Cabinet:

Councillor Clementson

RESOLVED:

That the recommended minute of Cabinet held 11 February 2021 (as follows) be approved and adopted:

6. That the Council Tax for the Special Expenses in the Winchester Town area at Band D for 2021/22 be increased to £73.41.

7. That the deficit balance on the Council Tax Collection Fund for distribution to this Council, calculated in January 2021 of £153,843.75, be approved.

8. That the level of Council Tax at Band D for City Council services for 2021/22 be increased to £147.34.

9. That the Council Tax requirements per parish area, listed in Appendix E, be noted.

Council Tax for the City of Winchester for the year commencing 1 April 2021

In accordance with legislative requirements on recorded votes at Budget Meetings, a recorded vote was then taken with regard to the Motion.

Division Lists

The following Members voted in favour of the motion regarding the Council Tax 2021/22:

Councillors Achwal, Becker, Bell, Bentote, Bronk, Clear, Craske, Cutler, Evans, Fern, Ferguson, Gordon-Smith, Green, Hiscock, Hutchison, Laming, Learney, Murphy, Porter, Power, Prince, Rutter, Thompson, Tod, Weir, Williams

The following Members voted against the motion regarding the Council Tax 2021/22:

Councillors Brook, Cook, Cunningham, Gemmell, Godfrey, Griffiths, Horrill, Lumby, Mather, McLean, Miller, Pearson, Read, Scott, Weston

The following Members did not cast a vote regarding the motion regarding the Council Tax 2021/22:

Councillor Ruffell

RESOLVED:

1. That any expenses incurred by the Council in performing in a part of its area a function performed elsewhere in its area by a Parish Council/Town Council/Parish Meeting shall not be treated as special expenses for the purposes of Section 35 of the Local Government Finance Act 1992, except in the case of the following special items relating to the non-parished area the aggregate amount of which is £1,061,591 (Appendix D to report CAB3289 refers) and which is shown within the total of special items at paragraph 4(e) below:-

- (a) Magdalen Hill and West Hill Cemeteries;
- (b) Allotments;
- (c) Town centre Christmas lighting;
- (d) Footway lighting;
- (e) Bus shelter maintenance;
- (f) Grants for community facilities in the Town and Vision Delivery ("parish" element);

- (g) Recreation Grounds & Open Spaces (except Abbey Gardens, Riverside Walks, the Weirs and St Giles Hill);
- (h) Neighbourhood Services;
- (i) Public Conveniences
- (j) Theatre Royal
- (k) Maintenance work to Council Owned Bridges
- (l) Community Speed Watch
- (m) Night Bus Contribution
- (n) St Maurice's Covert
- (o) Neighbourhood Plans
- (p) Community Infrastructure
- (q) Administration of the Town Forum

2. That it be noted that the Head of Revenues, in consultation with the Strategic Director (Resources) calculated the Council Tax Base for 2021/22 at

(a) 50,810.47

being the amount calculated by the Council for the whole Council area, in accordance with Section 31B(1) (Item T) of the Local Government Act 1992, as amended (the "Act"), as its Council Tax base for the year.

(b) for dwellings in those parts of its area to which a Parish/Town precept relates as in the attached Annex 1.

3. Calculate that the Council Tax requirement for the Council's own purposes for 2021/22 (excluding Parish Precepts) is £8,548,005.

4. That the following amounts be now calculated by the Council for the year 2021/22 in accordance with Sections 31 to 36 of the Act:

(a) £109,131,374

being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.

(b) £97,084,577

being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.

(c) £12,046,797

being the amount by which the aggregate at 4(a) above exceeds the aggregate at 4(b) above, calculated by the Council in accordance with Section 31A(4) of the Act, as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act)

(d) £237.09

being the amount at 4(c) above (Item R), all divided by Item T (2(a) above), calculated by the Council, in accordance with Section 31B(1) of the Act, as the basic amount of its Council Tax for the year (including Parish Precepts).

(e) £3,498,792

being the aggregate amount of all special items referred to in Section 34(1) of the Act (as per the attached **Annex 2**)

(f) £8,548,005

being the amount at 4(d) above less the result given by dividing the amount at 4(e) above by Item T (2(a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no special item relates.

5. That it be noted for the year 2021/22, Hampshire County Council and the Police and Crime Commissioner - Hampshire have stated, and the Hampshire Fire and Rescue Authority has recommended the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

<u>Precepting Authority</u>	<u>Precept Amount</u>
Hampshire County Council (HCC)	£68,616,999
Police and Crime Commissioner – Hampshire (PCCH)	£11,506,539
Hampshire Fire and Rescue Authority (HFRA)	£3,578,581

<u>Valuation Bands</u>	<u>HCC</u>	<u>PCCH</u>	<u>HFRA</u>
A	900.30	150.97	46.95
B	1,050.35	176.14	54.78
C	1,200.40	201.30	62.60
D	1,350.45	226.46	70.43
E	1,650.55	276.78	86.08
F	1,950.65	327.11	101.73
G	2,250.75	377.43	117.38

H 2,700.90 452.92 140.86

6. That the Council, in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the aggregate amounts shown in columns 2-9 of Annex 2 as the amounts of Council Tax for 2021/22 for each part of its area and for each of the categories of dwellings shown.

7. That the Council determines that the Council's basic amount of Council Tax for 2021/22 is not excessive in accordance with principles approved under Section 52ZB of the Local Government Finance Act 1992

(ii) Cabinet - 11 February 2021 - Capital Investment Strategy 2021 - 2031 (CAB3283)

Councillor Cutler (Deputy Leader and Cabinet Member for Finance and Risk), moved that the recommended minute be approved and adopted (seconded by Councillor Learney, Cabinet Member for Housing and Asset Management).

Council proceeded to ask questions and debate the matters in the recommended minute and the report.

RESOLVED:

That the recommended minute of Cabinet held 11 February 2021 (as follows) be approved and adopted:

1. That the Capital Programme and Capital Programme Financing (appendices A and B of the report) be approved.

2. That the Minimum Revenue Provision (MRP) Policy Statement (appendix E of the report) be approved.

3. That the Flexible Use of Capital Receipts Strategy (appendix G of the report) including the proposed use of capital receipts towards severance costs be approved.

4. That the Prudential indicators detailed in the report and its appendices be approved.

(iii) Cabinet - 11 February 2021 - Treasury Management Strategy 2021/22 (CAB3282)

Councillor Cutler (Deputy Leader and Cabinet Member for Finance and Risk), moved that the recommended minute be approved and adopted (seconded by Councillor Weir).

Council proceeded to ask questions and debate the matters in the recommended minute and the report.

RESOLVED:

That the recommended minute of Cabinet held 11 February 2021 (as follows) be approved and adopted:

1. That the Treasury Management Strategy Statement which includes the Annual Treasury Investment Strategy for 2021/22 (and the remainder of 2020/21) is approved.

2. That authority is delegated to the Section 151 Officer to manage the Council's high yielding investments portfolio and long term borrowing according to the Treasury Management Strategy Statement as appropriate; and

3. That authority is delegated to the Section 151 Officer, who in turn discharges this function to Hampshire County Council's Director of Corporate Resources, as agreed in the Service Level Agreement, to manage all Council investments (other than the high yield portfolio) and short term borrowing according to the Treasury Management Strategy Statement as appropriate.

(iv) Cabinet - 11 February 2021 - Housing Revenue Account Budget 2021/22 and procurement of term maintenance contracts (CAB3290)

Councillor Learney (Cabinet Member for Housing and Asset Management), moved that the recommended minute be approved and adopted (seconded by Councillor Porter, Cabinet Member for Built Environment and Wellbeing).

Council proceeded to ask questions and debate the matters in the recommended minute and the report.

RESOLVED:

That the recommended minute of Cabinet held 11 February 2021 (as follows) be approved and adopted:

That Council:

1. Approve the 2021/22 Housing Revenue Account budget as detailed in Appendices 1 and 2 to report CAB3290.
2. Approve a rent increase in 2021/22 in accordance with the Government's national rent standard (September CPI + 1%) resulting in an average rent increase of 1.5%.
3. Approve the HRA capital programme as set out in appendices 3 and 4 of report CAB3290.
4. Approve capital expenditure in 2021/22 of £11.027m for the Maintenance, Improvement and Renewal programme as detailed in Appendix 3 of the report, in accordance with Financial Procedure Rule 7.4
5. Approve funding for the HRA Capital Programme, as detailed in Appendix 5 of report CAB3290.
6. Approve the HRA Financial Plan operating account extract, including annual working balances, as detailed in Appendix 6 of report CAB3290.
7. Approve the creation of an Energy Officer post to facilitate the council's carbon reduction agenda and embed it within the current and future housing stock at a cost of £53k.
8. Agree to support the proposed increase in capital funding of £2.5m in retro fitting capital funding which will increase the funding available for climate change initiatives over the next 10 years to £15.675m (including inflation) .
9. Agree to support the proposal for a £10m investment in the purchase of a potential site for new housing development, as well as £0.5m for nitrate mitigation offset measures.
10. Agree to support the allocation of an additional £0.2m of investment as described at paragraph 17.2 of the report for sewage treatment works.
11. That an additional one off sum of £0.5m, funded from the existing HRA balance, be set aside to fund additional support for Council tenants and that officers bring forward formal proposals in July 2021, following discussions with TACT and tenants.

(v) Cabinet - 11 February 2021 - Annual Council Plan Refresh 2021 - 22 (CAB3286) and Update (CL161)

Councillor Rutter left the meeting before consideration of this item.

The Leader and Cabinet Member for Communications moved that the Recommendations on Report CL161 and the recommended minute be approved and adopted (seconded by Councillor Porter, Cabinet Member for Built Environment and Wellbeing).

Council proceeded to ask questions and debate the matters in the recommended minute and the reports.

As it was the request of five Members present in the meeting (Councillors Brook, Cook, Gemmell, Lumby and McLean) a recorded vote was taken of the Recommendations.

Division Lists

The following Members voted in favour of the Recommendations in Report CL161 and of the recommended minute of Cabinet:

Councillors Achwal, Becker, Bell, Bentote, Bronk, Clear, Craske, Cutler, Evans, Fern, Ferguson, Gordon-Smith, Green, Hiscock, Hutchison, Laming, Learney, Murphy, Porter, Power, Prince, Thompson, Tod, Weir, Williams

The following Members voted against Recommendations in Report CL161 and of the recommended minute of Cabinet:

Councillors Brook, Cook, Cunningham, Gemmell, Godfrey, Griffiths, Horrill, Lumby, Mather, McLean, Miller, Pearson, Read, Ruffell, Scott, Weston

RESOLVED:

That as part of its determination of the Recommended Minute of Cabinet held 11 February 2021, Council approve and adopts the finalised refreshed Council Plan priorities 2020 – 25 as set out as an appendix to Report CL161.

RESOLVED:

That the recommended minute of Cabinet held 11 February 2021 (as follows) be approved and adopted:

1. That Council approves and adopts the refreshed Council Plan priorities.

Councillor Pearson left the meeting before the vote on the following Motion.

MOTION - Moved by Councillor Godfrey and seconded by Councillor Clementson: Council Procedure Rule 11 (17) - Adjourn meeting.

MOTION LOST

(iii) Audit and Governance Committee - 11 February 2021 - Pay Policy Statement 2021/22 (AG041) and Pay Policy Statement - Further Background Information (CL159)

Councillor Griffiths left the meeting before consideration of this item.

Councillor Power (Chairperson of the Audit and Governance Committee) moved that the Recommendations on Report CL159 and the recommended minute be approved and adopted (seconded by Councillor Bronk).

Council proceeded to ask questions and debate the matters in the recommended minute and the reports.

RESOLVED:

That Council notes Report CL159, including the updates and the changes to the Pay Policy Statement 2021/22 set out in report AG041.

RESOLVED:

That the recommended minute of Audit and Governance Committee held 11 February 2021 (as follows) be approved and adopted:

1. That the Pay Policy Statement for the financial year 2021/22 be adopted (*as updated in Report CL159*).

2. That in approving the Pay Policy Statement, which includes references to the government's Exit Pay Cap legislation, that Council note the Pay Policy will be amended, if needed, to accord with the decision of the current Judicial Review and comply with any revised legislation. The amendment is delegated to the Strategic Director: Resources in consultation with the Deputy Leader and Chair of Audit and Governance Committee

7. **NOTICE OF MOTION**

In accordance with Council Procedure Rule 10, a Motion was submitted by Councillor Godfrey as follows. The Motion was seconded by Councillor Mather.

“That this Council recognises the exceptional service given by care workers who have continued throughout the pandemic to deliver essential care services in the home for the most vulnerable residents in our District by the Council arranging for them to be able to park for free either in on- or off-street parking spaces controlled by the Council while they are working to provide care at home.”

Councillor Godfrey introduced his Motion. He acknowledged that further to the public question earlier in the meeting regarding the same matter, it had been clarified that an informal arrangement was currently in place to provide free parking for care workers and NHS community staff delivering care services in the home. However, he stated that this arrangement should be formalised and publicised.

AMENDMENT - Moved by Councillor Tod and seconded by Councillor Learney, as follows:

Replace the word ‘arranging’ in the Motion with ‘continuing to arrange’, as set out below:

“That this Council recognises the exceptional service given by care workers who have continued throughout the pandemic to deliver essential care services in the home for the most vulnerable residents in our District by the Council ~~arranging~~ **continuing to arrange** for them to be able to park for free either in on- or off-street parking spaces controlled by the Council while they are working to provide care at home.”

In introducing the Amendment, in summary, Councillor Tod advised that its intention was to make clear that free parking for care workers was already in place. He acknowledged that the policy would need to be better promoted, including with care workers and their employers.

During debate on the Amendment, in summary, the following points were raised:

- Councillor Godfrey (as mover of the original Motion), acknowledged commitment to the scheme, however there currently was no evidence that it existed as a formal council policy, nor of its promotion.
- Would any parking fines inadvertently issued to care workers over the last year be refunded?
- The Amendment, if carried, would imply that people were already aware of the scheme. There was a need to clearly articulate that the policy existed.
- There was a need to clarify which types of care workers should benefit, for example whether to extend to all NHS community staff.
- Cabinet agreed earlier in the pandemic that all NHS, key workers (including care workers) would benefit from free parking arrangements.

- There was a need clarity within the policy as the council would wish to avoid its potential abuse.

Council then voted on the Amendment.

AMENDMENT – CARRIED

Council then proceed to debate the Substantive Motion (original Motion as amended) and in summary, the following points were made:

- Many other councils had a formalised system for free parking for all types of care worker staff and the council should research these as best practice.
- Councillor Tod advised that the council would be reviewing use of all parking permits. Any ideas regarding best practice to revise and improve the care worker scheme would be considered. Any fines inadvertently issued potentially due to inadequate publicity of the scheme could be investigated.
- Winchester District Older Persons Partnership was aware of the existing scheme. Members should always advise officers and Cabinet of any recurrent issues that they may have become aware of in their communities.
- Councillor Tod was requested to advise, outside of the meeting, of numbers of carers taking up the scheme.

Before voting on the Substantive Motion (original Motion as amended), Councillor Godfrey (as mover of the original Motion) gave his right of reply.

In summary, Councillor Godfrey was pleased that there was general consensus to assist carers with free parking. There was the need to consider ongoing support after the pandemic. The council's website set out various exemptions to parking charges and reference to care workers should feature here. The existing scheme should be reviewed and best practice from other councils incorporated.

Council then voted on the Substantive Motion (original Motion as amended), which was carried.

RESOLVED:

That this Council recognises the exceptional service given by care workers who have continued throughout the pandemic to deliver essential care services in the home for the most vulnerable residents in our District by the Council continuing to arrange for them to be able to park for free either in on- or off-street parking spaces controlled by the Council while they are working to provide care at home.

8. **CHANGES TO COMMITTEE MEMBERSHIPS**

There were no changes to committees for Council to consider.

9. **QUESTIONS FROM MEMBERS OF COUNCIL**

14 written questions had been received which were all heard at the meeting along with any supplementary questions. All questions are set out in full on the [council's website](#), together with responses from the relevant Cabinet Member.

The meeting commenced at 6.00 pm and concluded at 12.45 am (and adjourned between 7.25pm and 7.45pm and between 9.40pm and 9.50pm)

The Mayor

DISTRICT, TOWN & PARISH COUNCIL PRECEPTS

	2020/21			2021/22			Council Tax Increase
	Tax Base	Precepts £	Council Tax Band D (£)	Tax Base	Precepts £	Council Tax Band D (£)	
BILLING AUTHORITY							
WINCHESTER	40,960.28	7,148,816	143.09	50,810.47	7,486,415	147.34	3.0%
SPECIAL AREAS							
(BILLING AUTHORITY)							
WINCHESTER TOWN	14,126.22	1,006,775	71.27	14,461.12	1,061,591	73.41	3.0%
PARISHES/TOWN							
BADGER FARM	968.58	60,405	62.36	958.29	60,405	63.09	1.1%
BEAUWORTH	58.79	0	0.00	56.61	0	0.00	0.0%
BIGHTON	176.00	4,000	22.79	173.98	4,000	23.07	1.5%
BISHOPS SUTTON	205.68	6,500	31.60	206.42	6,500	31.49	(0.3%)
BISHOPS WALTHAM	2,695.77	459,171	170.33	2,946.08	498,613	169.25	(0.6%)
BOARHUNT	331.43	25,360	7.65	324.14	28,072	86.60	13.2%
BRAMDEAN & HINTON AMPNER	222.70	7,500	33.68	222.20	8,000	36.00	6.9%
CHERITON	327.31	25,765	78.72	321.01	25,770	80.28	2.0%
CHILCOMB	60.96	0	0.00	63.23	0	0.00	0.0%
GOLDEN COMMON	1,593.30	191,064	119.92	1,662.43	199,340	119.91	0.0%
COMPTON & SHAWFORD	870.77	28,108	32.28	873.76	28,263	32.96	0.2%
CORHAMPTON & MEONSTOKE	424.46	17,320	40.80	422.42	17,320	41.00	0.5%
CRAWLEY	223.32	17,500	78.36	221.37	17,500	79.05	0.9%
CURDRIDGE	662.48	53,969	81.47	817.11	55,190	67.54	(17.10%)
CUDNEAD	2,695.98	429,624	159.36	2,706.59	445,861	164.73	3.4%
DROXFORD	344.36	37,665	109.38	348.72	37,665	108.01	(1.25%)
DURLEY	471.15	28,000	59.43	470.44	30,000	63.77	7.3%
EXTON	137.79	675	4.90	137.00	675	4.93	0.6%
HAMBLEDON	514.76	22,440	43.59	519.71	22,597	43.48	(0.25%)
HEADBOURNE WORTHY	550.99	22,180	40.25	590.85	25,125	42.52	5.6%
HURSLEY	439.80	21,000	47.75	436.18	41,000	94.00	96.9%
ITCHEN STOKE & OVINGTON	127.44	6,225	48.85	125.32	6,225	49.67	1.7%
ITCHEN VALLEY	746.19	33,706	45.17	739.22	34,044	46.05	1.9%
KILMESTON	140.69	4,564	32.44	138.93	4,564	32.86	1.3%
KINGS WORTHY	1,900.48	164,579	86.60	1,932.60	172,218	89.11	2.9%
LITTLETON & HARESTOCK	1,512.40	109,120	72.15	1,513.92	113,076	74.69	3.5%
MICHELDEVER	680.69	49,000	71.99	680.13	49,000	72.05	0.1%
NEW ALRESFORD	2,326.83	322,969	138.80	2,310.12	320,645	138.80	0.0%
NEWLANDS	757.89	32,084	42.33	848.81	33,670	39.67	(6.3%)
NORTHINGTON	130.56	4,500	34.47	136.30	4,500	33.02	(4.21%)
OLD ALRESFORD	256.88	36,544	142.26	262.54	15,600	59.42	(58.2%)
OLMERS BATTERY	767.04	28,000	36.50	766.72	36,000	46.96	28.6%
OTTERBOURNE	714.15	40,084	56.13	710.44	40,710	57.30	2.1%
OWSLEBURY	392.22	23,816	60.72	393.15	28,579	72.69	19.7%
SHEDFIELD	1,853.29	101,851	54.96	1,855.13	106,943	57.66	4.9%
SOBERTON	844.39	34,444	40.79	838.29	36,658	43.73	7.2%
SOUTH WONSTON	1,258.23	106,260	84.45	1,238.21	108,385	87.53	3.6%
SOUTH WICK & WIDLEY	258.43	22,000	85.13	253.44	18,000	71.02	(16.57%)
SPARSHOLT	304.54	19,209	63.08	297.13	19,209	64.65	2.5%
SWANMORE	1,454.21	216,409	148.82	1,452.15	216,039	148.77	(0.0%)
TICHBORNE	117.59	4,305	36.61	117.66	4,219	35.86	(2.0%)
TWYFORD	745.32	107,027	143.60	751.06	109,489	145.78	1.5%
UPHAM	366.90	27,250	74.27	363.83	28,500	78.33	5.5%
WARNFORD	116.80	1,400	11.99	113.68	1,400	12.32	2.8%
WEST MEON	389.10	34,234	87.98	386.14	35,261	91.32	3.8%
WHITELEY	1,304.55	135,925	104.19	1,283.87	137,542	107.13	2.8%
WICKHAM	1,754.84	221,638	126.30	1,738.19	228,420	131.41	4.0%
WONSTON	636.03	38,000	59.75	624.43	38,000	60.86	1.9%
TOTAL/AVERAGE	40,960.28	4,390,164	87.87	50,810.47	4,660,383	89.75	2.1%
PARISH/TOWN TOTAL	35,834.06	3,383,389	94.42	36,349.36	3,498,792	96.25	
WINCHESTER TOWN	14,126.22	1,006,775	71.27	14,461.12	1,061,591	73.41	
TOTAL	40,960.28	4,390,164	87.87	50,810.47	4,660,383	89.75	

WINCHESTER CITY COUNCIL, TOWN & PARISH COUNCILS AND PRECEPTING AUTHORITIES								
COUNCIL TAXES FOR THE YEAR ENDING 31 MARCH 2022								
COUNCIL TAX SCHEDULE 2021/22	BAND A	BAND B	BAND C	BAND D	BAND E	BAND F	BAND G	BAND H
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	£	£	£	£	£	£	£	£
WINCHESTER CITY COUNCIL	98.23	114.80	130.97	147.34	180.08	212.82	245.57	294.88
HAMPSHIRE COUNTY COUNCIL (MAIN PRECEPT)	800.03	933.38	1,098.70	1,200.04	1,488.72	1,733.36	2,000.07	2,400.08
HAMPSHIRE COUNTY COUNCIL (ADULT SOCIAL CARE)	100.27	118.99	133.70	150.41	183.83	217.28	250.88	300.82
POLICE & CRIME COMMISSIONER FOR HAMPSHIRE	150.97	176.14	201.30	228.48	278.78	327.11	377.43	452.92
HAMPSHIRE FIRE AND RESCUE AUTHORITY	48.95	54.78	62.80	70.43	88.08	101.73	117.38	140.88
Parish/Town only	84.17	74.86	85.58	96.25	117.84	130.03	180.42	192.50
Parish/Town & District	182.30	180.46	216.52	243.59	297.72	351.85	405.98	487.18
Total	1,280.82	1,470.73	1,880.82	1,890.93	2,311.13	2,731.34	3,151.54	3,781.88
SPECIAL AREAS								
(BILLING AUTHORITY)								
WINCHESTER TOWN	1,245.39	1,452.97	1,880.52	1,888.09	2,283.21	2,808.35	3,113.48	3,738.18
PARISHES								
BADGER FARM	1,238.47	1,444.86	1,851.30	1,857.71	2,270.53	2,883.35	3,006.18	3,715.42
BEAUWORTH	1,198.45	1,395.87	1,595.27	1,794.88	2,193.40	2,592.31	2,991.13	3,580.38
BIGHTON	1,211.83	1,413.81	1,815.78	1,817.75	2,221.80	2,825.83	3,026.58	3,835.50
BISHOPS SUTTON	1,217.44	1,420.38	1,823.28	1,828.17	2,231.98	2,837.80	3,043.61	3,852.34
BISHOPS WALTHAM	1,309.28	1,527.51	1,745.71	1,863.93	2,400.35	2,838.78	3,273.21	3,927.88
BOARHUNT	1,254.18	1,483.23	1,872.25	1,881.28	2,299.33	2,717.40	3,135.48	3,782.58
BRAMDEAN & HINTON AMPNER	1,220.45	1,423.87	1,827.27	1,830.88	2,237.40	2,844.31	3,051.13	3,881.38
CHERITON	1,340.97	1,458.31	1,886.83	1,874.98	2,291.81	2,708.27	3,124.93	3,740.92
CHILCOMB	1,198.45	1,395.87	1,595.27	1,794.88	2,193.40	2,592.31	2,991.13	3,580.38
COLDEN COMMON	1,278.39	1,480.13	1,701.88	1,914.59	2,340.05	2,785.51	3,190.98	3,820.18
COMPTON & SHAWFORD	1,218.02	1,421.03	1,824.03	1,827.03	2,233.03	2,839.04	3,045.05	3,854.06
CORHAMPTON & MEONSTOKE	1,223.78	1,427.78	1,831.71	1,835.88	2,243.80	2,851.53	3,050.48	3,871.38
CRAWLEY	1,240.15	1,457.35	1,865.54	1,873.73	2,290.11	2,708.49	3,122.88	3,747.48
CURRIDGE	1,241.48	1,448.40	1,855.31	1,882.22	2,278.04	2,880.87	3,103.70	3,724.44
DENMEAD	1,308.27	1,523.99	1,741.70	1,958.41	2,394.83	2,830.25	3,285.88	3,918.82
DROKFORD	1,288.48	1,470.38	1,891.28	1,902.89	2,325.50	2,748.32	3,171.15	3,805.38
DURLEY	1,238.98	1,465.47	1,851.85	1,858.45	2,271.83	2,884.42	3,087.41	3,718.00
EXTON	1,199.74	1,399.70	1,599.85	1,798.81	2,199.52	2,599.43	2,999.35	3,599.22
HAMBLETON	1,225.44	1,429.89	1,833.92	1,838.18	2,248.83	2,855.11	3,083.80	3,878.32
HEADBOURNE WORTHY	1,224.80	1,428.94	1,833.07	1,837.20	2,245.48	2,853.73	3,082.00	3,874.40
HURSLEY	1,259.12	1,488.98	1,878.83	1,888.88	2,308.38	2,728.09	3,147.80	3,777.38
ITCHEN STOKE & OVINGTON	1,229.58	1,434.50	1,830.42	1,844.35	2,254.20	2,884.08	3,073.91	3,888.70
ITCHEN VALLEY	1,227.15	1,431.89	1,838.20	1,840.73	2,240.77	2,858.83	3,087.88	3,881.48
KILMESTON	1,218.35	1,421.42	1,824.47	1,827.53	2,233.84	2,839.78	3,045.88	3,855.08
KINGS WORTHY	1,255.88	1,485.18	1,874.48	1,883.79	2,302.40	2,721.02	3,139.85	3,877.58
LITTLETON & HARESTOCK	1,248.24	1,453.96	1,881.68	1,889.37	2,284.78	2,700.20	3,115.61	3,738.74
MICHELDEVER	1,244.48	1,451.91	1,850.31	1,888.73	2,281.55	2,808.38	3,111.21	3,733.48
NEW ALRESFORD	1,288.98	1,503.83	1,718.85	1,933.48	2,383.13	2,702.80	3,222.48	3,886.98
NEWLANDS	1,222.90	1,428.72	1,830.53	1,834.35	2,241.98	2,848.81	3,057.25	3,888.70
NORTHINGTON	1,218.48	1,421.55	1,824.82	1,827.70	2,233.85	2,840.01	3,048.18	3,855.40
OLD ALRESFORD	1,238.08	1,442.09	1,848.09	1,854.10	2,288.11	2,878.14	3,090.18	3,708.20
OLIVERS BATTERY	1,227.75	1,432.39	1,837.00	1,841.83	2,250.87	2,880.13	3,088.38	3,883.28
OTTERBOURNE	1,234.85	1,440.44	1,848.20	1,851.98	2,283.52	2,875.08	3,088.83	3,703.98
OWSLEBURY	1,244.91	1,452.41	1,858.88	1,887.37	2,282.33	2,887.31	3,112.28	3,734.74
SHEDFIELD	1,234.88	1,440.71	1,848.51	1,852.33	2,283.95	2,875.58	3,087.21	3,704.88
SOBERTON	1,225.80	1,429.88	1,834.14	1,838.41	2,248.94	2,855.48	3,084.91	3,878.82
SOUTH WIMSTON	1,254.80	1,483.95	1,873.87	1,882.21	2,300.47	2,718.74	3,137.01	3,784.42
SOUTHWICK & WIDLEY	1,243.80	1,451.11	1,858.40	1,885.70	2,280.29	2,894.89	3,106.50	3,731.40
SPARSHOLT	1,239.55	1,448.15	1,852.74	1,858.33	2,272.51	2,885.89	3,098.88	3,718.88
SWANMORE	1,295.83	1,511.58	1,727.51	1,943.45	2,375.32	2,807.20	3,239.08	3,888.90
TICHBORNE	1,229.38	1,423.78	1,827.15	1,830.54	2,237.32	2,844.11	3,050.90	3,881.08
TWYFORD	1,293.84	1,509.25	1,734.85	1,940.48	2,371.87	2,802.88	3,234.10	3,880.92
UPHAM	1,248.87	1,458.79	1,884.90	1,873.01	2,289.23	2,705.45	3,121.88	3,748.02
WARNFORD	1,204.88	1,405.45	1,806.22	1,807.00	2,208.55	2,610.11	3,011.88	3,614.00
WEST MEON	1,257.33	1,488.90	1,878.44	1,886.00	2,305.10	2,724.22	3,143.33	3,772.00
WHITELEY	1,287.87	1,470.10	1,890.50	1,901.81	2,324.43	2,747.05	3,180.88	3,803.82
WICKHAM	1,284.08	1,488.08	1,712.08	1,928.00	2,354.10	2,782.12	3,210.15	3,852.18
WONSTON	1,237.02	1,443.21	1,840.37	1,855.54	2,287.87	2,880.22	3,092.58	3,711.08

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COUNCIL

Tuesday, 18 May 2021

Attendance:

Councillors Present

Cunningham (Chairperson)

Achwal	Murphy
Becker	Pearson
Bentote	Power
Bronk	Read
Brook	Ruffell
Clear	Rutter
Clementson	Scott
Cook	Thompson
Craske	Tod
Cutler	Weir
Evans	Weston
Ferguson	Williams
Godfrey	Tippett-Cooper
Gordon-Smith	Cramoysan
Green	Edwards
Horrill	Isaacs
Laming	Kurn
Learney	Radcliffe
Lumby	Warwick
McLean	Westwood
Miller	

Apologies for Absence:

Councillors Fern, Gemmell and Prince

[Full audio and video recording](#)

1. **APOLOGIES**

Apologies were received from Councillors Fern, Gemmell and Prince.

2. **DISCLOSURE OF INTERESTS**

Councillors Lumby, Tod and Warwick each declared personal (but not prejudicial) interests in relation to agenda items which may relate to Hampshire County Council matters due to their role as County Councillors.

3. **TO PROPOSE FROM AMONGST THE MEMBERS OF THE COUNCIL A PERSON TO BE MAYOR OF THE CITY OF WINCHESTER FOR THE ENSUING YEAR**

Proposed by Councillor Evans.

Seconded by Councillor Murphy and resolved unanimously that Councillor Vivian Achwal be elected Mayor of the City of Winchester for the period commencing on 18 May 2021. It was noted that this decision would be ratified at the Annual Meeting of Council on 19 May 2021 and that Madam Mayor would then sign her declaration of acceptance of office.

During a short adjournment to the meeting, Councillor Cunningham vacated the Chair, which was taken by the Mayor who made the declaration of acceptance of office and then responded to the meeting.

4. **TO MOVE A VOTE OF THANKS TO THE RETIRING MAYOR**

Proposed by Councillor Godfrey.

Seconded by Councillor Horrill and resolved unanimously that the best thanks of the Council be accorded to Councillor Cunningham for his service to the Council as Mayor during the past year. Councillor Cunningham then responded to the meeting.

5. **TO PROPOSE FROM AMONGST THE MEMBERS OF THE COUNCIL A PERSON TO BE DEPUTY MAYOR OF THE CITY OF WINCHESTER FOR THE ENSUING YEAR**

Proposed by Councillor Tod.

Seconded by Councillor Clear and resolved unanimously that Councillor Derek Green be elected Deputy Mayor of the City of Winchester for the period commencing on 18 May 2021. It was noted that this decision would be ratified at the Annual Meeting of Council on 19 May 2021 and that the Deputy Mayor would then sign his declaration of acceptance of office.

The meeting commenced at 6.00 pm and concluded at 6.45 pm

The Mayor

Public Document Pack

COUNCIL

Wednesday, 19 May 2021

Attendance:

Councillors Present

Achwal (Chairperson)

Cunningham
Becker
Bentote
Bronk
Brook
Clear
Clementson
Cook
Craske
Cutler
Evans
Ferguson
Fern
Gemmell
Godfrey
Gordon-Smith
Green
Horrill
Laming
Learney
Lumby
McLean

Miller
Murphy
Pearson
Power
Prince
Read
Ruffell
Rutter
Scott
Thompson
Tod
Weir
Williams
Cramoysan
Edwards
Isaacs
Kurn
Radcliffe
Tippett-Cooper
Warwick
Westwood

Apologies for Absence:

Councillors Weston

[Full audio and video recording](#)

1. **APOLOGIES**

Apologies were received from Councillor Weston.

2. **DISCLOSURE OF INTERESTS**

Councillors Lumby, Tod and Warwick each declared personal (but not prejudicial) interests in relation to agenda items which may relate to Hampshire County Council matters due to their role as County Councillors.

3. **TO CONFIRM THE ELECTION OF MAYOR OF THE CITY OF WINCHESTER AND CHAIRPERSON OF COUNCIL FOR THE ENSUING YEAR**

RESOLVED:

That Councillor Vivian Achwal be elected Mayor of the City of Winchester for the period commencing on 18 May 2021.

4. **TO CONFIRM THE ELECTION OF DEPUTY MAYOR OF THE CITY OF WINCHESTER AND VICE CHAIRPERSON OF COUNCIL FOR THE ENSUING YEAR**

RESOLVED:

That Councillor Derek Green be elected Deputy Mayor of the City of Winchester for the period commencing on 18 May 2021.

5. **THE LEADER TO CONFIRM DEPUTY LEADER (VICE CHAIRPERSON OF CABINET) AND THE OTHER MEMBERS OF CABINET**

The Leader, Councillor Thompson, appointed Councillor Cutler as Vice-Chairman of Cabinet and Deputy Leader of the Council for the ensuing year.

The Leader also appointed Councillors Clear, Gordon-Smith, Learney, Murphy, Tod as the remaining Members of Cabinet.

RESOLVED:

That the Cabinet be confirmed as follows

- Councillor Thompson - Leader and Cabinet Member for Partnerships
- Councillor Cutler - Deputy Leader and Cabinet Member for Finance & Service Quality
- Councillor Clear - Cabinet Member for Communities & Wellbeing
- Councillor Gordon-Smith - Cabinet Member for Built Environment
- Councillor Learney - Cabinet Member for Housing and Asset Management
- Councillor Murphy - Cabinet Member for Climate Emergency
- Councillor Tod – Cabinet Member for Economic Recovery

6. **TO ELECT THE CHAIRPERSONS OF EACH OF THE FOLLOWING BODIES (OR OTHER BODIES AS COUNCIL MAY DETERMINE) FOR THE ENSUING YEAR:-**

RESOLVED:

The following Members be elected Chairpersons of the Committees stated for the ensuing Municipal Year:-

- The Scrutiny Committee – Councillor Brook
- Audit and Governance Committee – Councillor Power
- Licensing and Regulation Committee – Councillor Bentote
- Planning Committee – Councillor Evans
- Business and Housing Policy Committee – Councillor Weir
- Health and Environment Policy Committee – Councillor Ferguson
- Licensing Sub Committee Chairpersons – Councillors Green, Laming, McLean, Read

7. **TO DETERMINE THE NUMBER OF SEATS TO BE ALLOCATED TO EACH GROUP ON, AND TO ELECT THE REMAINING MEMBERS OF, THE FOLLOWING BODIES (OR OTHER BODIES AS COUNCIL MAY DETERMINE) FOR THE ENSUING YEAR:-**

With the exception of Cabinet, the Council reviewed the political representation on Committees in accordance with the provisions of Section 15(1) of the Local Government and Housing Act 1989.

The Council determined the representation on all the bodies as set out below (under alternative arrangements for the Housing Appeals Committee, but having regard to the political balance formula).

RESOLVED:

1. That the Monitoring Officer be authorised to make any minor consequential amendments to the Constitution to give effect to the decisions made.
2. That the allocation of seats to political groups be as follows:

The Scrutiny Committee (10)

Liberal Democrats (6): Conservatives (4)

Audit and Governance Committee (8)

Liberal Democrats (5): Conservatives (3)

Licensing and Regulation Committee (9)

Liberal Democrats (5): Conservatives (4)

Planning Committee (9)

Liberal Democrats (6): Conservatives (3)

Business and Housing Policy Committee (8)

Liberal Democrats (5): Conservatives (3)

Health and Environment Policy Committee (8)

Liberal Democrats (5): Conservatives (3)

Housing Appeals Committee (3)

Liberal Democrats (2): Conservatives (1)

Licensing Sub-Committee Chairpersons (4)

Liberal Democrats (2): Conservatives (2)

Further to the above, and pursuant to Section 16 of the Local Government and Housing Act 1989, the Chief Executive served notice on each of the Leaders of the two political groups on the Council as to the allocation of seats on Committees as indicated above.

RESOLVED:

That the following appointments to Committees be made (inclusive of the Chairpersons who were appointed earlier in the meeting):-

The Scrutiny Committee

Councillors Becker, Ferguson, Craske, Power, Weir, Williams, Brook, Cook, Horrill, Lumby,

Deputies

Councillors Cramoysan, Laming, Gemmell, Godfrey

Audit and Governance Committee

Becker, Bentote, Craske, Laming, Power, Gemmell, Godfrey, Miller

Deputies

Councillors Bronk, Radcliffe, Cunningham, Lumby

Licensing and Regulation Committee

Bentote, Green, Laming, Westwood, Williams, Cunningham, Kurn, McLean, Read

Deputies

Councillors Fern, Cramoysan, Pearson, Ruffell

Planning Committee

Councillors Bentote, Edwards, Evans, Laming, Rutter, Westwood, Pearson, Read, Ruffell

Deputies

Councillors Bronk, Weir, Cunningham, McLean

Business and Housing Policy Committee

Councillors Bronk, Craske, Fern, Radcliffe, Weir, Isaacs, Lumby, Scott

Deputies

Councillors Edwards, Ferguson, Horrill, Miller

Health and Environment Policy Committee

Councillors Cramoyson, Ferguson, Tippet-Cooper, Westwood, Williams, Kurn, Pearson, Warwick

Deputies

Councillors Fern, Radcliffe, Brook, Cook

8. **TO PASS THE FOLLOWING RESOLUTION IN RESPECT OF THE WINCHESTER TOWN FORUM:-**

RESOLVED:

That the Winchester Town Forum be established for 2021/22 with membership consisting of all Members who represent the five Winchester Town Wards.

9. **TO PASS THE FOLLOWING RESOLUTION IN RESPECT OF THE HOUSING (APPEALS) COMMITTEE:-**

RESOLVED:

That alternative arrangements other than proportional representation be agreed in respect of the Housing (Appeals) Committee and that Members of the Committee be appointed as follows:-

Councillors Weir, Power, Scott

The meeting commenced at 7.00 pm and concluded at 7.15 pm

The Mayor

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EXTRACT OF MINUTES

CABINET

23 JUNE 2021

NEW COUNCIL HOMES, WINNALL FLATS SITE – FINAL BUSINESS CASE (LESS EXEMPT APPENDICES)

(CAB3300)

In the absence of Councillor Learney, Councillor Thompson introduced the report which sought authorisation to proceed with a new homes scheme for 76 new homes at the Winnall flats site. The homes would be built to a high energy efficiency standard and the scheme would also improve the surrounding open space area (as detailed in report CAB3305 elsewhere on the agenda).

Janet Berry and Patrick Davies addressed Cabinet during public participation as summarised briefly below.

Janet Berry

Considered the proposed flats were too small and would not be genuinely affordable to many people, for example key workers. She believed that the short-hold tenancies proposed would not offer long term security for tenants and she queried whether the limited occupancy levels would result in tenants being evicted if they exceeded these levels. Protection such as an independent residents' advisor and residents' charter should be put in place. Instead of over-developing the Winnall site, the Council should consider building new homes on other land in its ownership.

Patrick Davies

Agreed with the points raised by Ms Berry. Queried why the scheme provided new flats in area where there were already large numbers of flats. Strongly supported principle of providing more council homes but believed this was the wrong area and wrong scheme. Queried why the financial aspects of the proposals were contained in exempt appendices so the decision-making lacked transparency.

At the invitation of the Leader, Councillor Horrill addressed Cabinet as summarised briefly below.

Generally greatly supported the provision of new homes, with different types of accommodation and tenure. Queried whether it would have been possible to develop more homes on this site and whether £250,000 was a fair price to pay per unit? Requested further clarity on the option of letting the flats through a housing company. Questioned why the report also sought authority to dispose of shared ownership schemes at Stanmore and Kings Worthy and believed that a separate report detailing any change in policy would have been more appropriate.

The Leader, the Service Lead - New Homes Delivery and the Housing Development and Strategy Manager responded to the points raised by Councillor Horrill and also during public participation. It was emphasised that the Winnall flats scheme should be considered as part of the wider Council new homes building scheme where all homes had been built to affordable or social rent levels. The scheme density could have been increased but at the expense of providing a good quality surrounding open space environment for new and existing tenants. A number of factors had impacted on the tender price including demolition of existing structures, asbestos removal, utility diversion and upgrading the electric sub station, as well as meeting high energy efficiency/low carbon standards and the new fire regulations such as sprinklers.

The Strategic Director: Services advised that work and understanding of the potential benefits of a housing company was evolving, with a report to be submitted to the Business and Housing Policy Committee and Cabinet later this year. It was anticipated that a housing company could be used for this scheme, but it could also operate as a Housing Revenue Account (HRA) scheme.

At the invitation of the Leader, David Light (TACT) stated that TACT had queried the one person occupancy restrictions and had recommended that one block be reserved for council tenants.

Officers responded to a number of further questions from Cabinet Members on the impact of the nitrates mitigation policy and the implications of the single occupancy restrictions. The Strategic Director confirmed that the council's agreed policies were directed towards supporting tenants who might find themselves in an overcrowding situation.

Cabinet then moved into exempt session to consider the exempt appendices to the report before returning to open session to agree the recommendations as set out below.

Cabinet agreed the following for the reasons set out above and outlined in the report.

RECOMMENDED TO COUNCIL:

1. That an increase in the scheme budget of £896,691, funded from the "unallocated schemes" provision in the New Homes Capital Programme and capital expenditure of up to £18,840,000 including contingency funding and estimated fees (as set out in exempt appendix 3 of the report), be approved.

RESOLVED:

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 Wates Construction Ltd for the sum as detailed in exempt appendix 1 of report CAB3300.

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.

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 agreed by Cabinet on 10 March 2021 (CAB3291) and Business Case.

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.

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.

7. That the disposal of open space following the consultation exercise undertaken in September 2020 be approved.

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 3rd party prior to the occupation of the new homes located at the Winnall Flats site.

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 grant figure and agree the terms and conditions associated of the grant funding and to enter into a funding agreement.

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.

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

NEW COUNCIL HOMES, WINNALL FLATS SITE – FINAL BUSINESS CASE (EXEMPT APPENDICES)

(CAB3300 exempt appendices)

The following is a summary of the questions asked and debate during the exempt session of the meeting regarding these exempt appendices. However, it is recorded in an open minute to support the principle of being an open and transparent council.

At the invitation of the Leader, Councillor Horrill addressed Cabinet regarding the exempt appendices as summarised briefly below.

Questioned the reasons for the significant rise in tender costs over a relatively short space of time and the detail of the Carter Jonas valuation. She queried whether the recommendation regarding shared ownership approvals for other properties should have been subject to a separate report.

The Service Lead - New Homes Delivery and the Housing Development and Strategy Manager responded to the queries raised, confirming that previous figures were based on budget estimates whereas the figures now available were actual costs. Generally, construction costs were rising nationally.

Officers responded to Cabinet Member questions regarding the likely rent level and also confirmed that the long term requirements of increased electricity usage had been provided for by an additional electricity sub-station

Cabinet then returned to open session in order to consider the report's recommendations.

RESOLVED:

That the contents of the exempt appendices be noted.

REPORT TITLE: NEW COUNCIL HOMES AT WINNALL FLATS SITE – FINAL BUSINESS CASE

23 JUNE 2021

REPORT OF CABINET MEMBER: COUNCILLOR KELSIE LEARNEY, CABINET MEMBER FOR HOUSING AND ASSET MANAGEMENT

Contact Officer: Debbie Rhodes Tel No: 01962 848368

Email: drhodes@winchester.gov.uk

WARD(S): ST BARTHOLOMEW

PURPOSE

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 use the Southern Construction Framework to obtain tenders to construct the scheme.

This report 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 the properties through a shared ownership scheme and enter into a Design and Build building contract with Wates Construction Ltd to construct the 76 properties.

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 standards to reflect the Council's zero carbon targets

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.

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 Hookpit Farm Lane Kingsworthy, developments which are both nearing completion.

RECOMMENDATIONS:That Cabinet recommend Council to:

1. Approve an increase in the scheme budget of £896,691, funded from the “unallocated schemes” provision in the New 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.

That Cabinet:

2. Authorise the Corporate Head of Asset Management to award and enter into a design and build contract to construct 76 properties at Winnall Flats site, Winnall Manor Road, Winchester with Wates Construction Ltd for the sum as detailed in exempt appendix 1.
3. Authorise the Corporate Head of Asset Management (CHAM) 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.
4. Authorise the Corporate Head of Asset Management to dispose of the shared ownership properties, and other tenure mix, on this site as supported by the Housing Development Strategy agreed by Cabinet on 10 March 2021 (CAB3291) and Business Case.
5. Authorise the Corporate Head of Asset Management to dispose of the shared ownership and discounted market sale properties at the Valley, Stanmore and the site off Hookpit Farm Lane, Kings Worthy.
6. Authorise the Corporate Head of Asset Management 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.
7. Approve the disposal of open space following the consultation exercise undertaken in September 2020.
8. Authorise the Corporate Head of Asset Management 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 3rd party prior

to the occupation of the new homes located at the Winnall Flats site.

9. Authorise the Corporate Head of Asset Management to submit a funding bid to Homes England, and if applicable, negotiate and finalise a grant figure and agree the terms and conditions associated of the grant funding and to enter into a funding agreement.
10. Authorise the Corporate Head of Asset Management, in consultation with the Service Lead – Legal Services to include a condition in the tenancy agreement and shared ownership lease to limit occupancy levels.
11. Authorise the Corporate Head of Housing to approve the bid for estate improvement funding for the cost of improvements to the areas around the existing blocks of flats.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

1.1 Tackling the Climate Emergency and Creating a Greener District

1.2 The development contributes towards tackling the climate emergency and the need to reduce the Winchester District's carbon footprint. All the new homes will meet the AECB (Association of Environmentally Conscious Buildings) or Passivhaus low energy building standard which requires the fabric of the building to be extremely efficient and air tight to minimise the heating requirement and carbon emissions and to minimise over-heating as the climate heats up. This produces healthy homes which are affordable to run and resilient to extreme climate events. The homes will take a large step in reducing the energy demand and will be ready to achieve net zero carbon when the electricity grid is fully decarbonised

1.3 The proposals also include significant improvements to the external environment including the creation of a new pocket park.

1.4 Homes For All

The new homes provide a mix of tenures with 35 new shared ownership homes and 41 flats for sub-market rent. The homes are aimed at low paid workers, including younger people and key workers, earning around and below median incomes who are not necessarily on the Hampshire Home Choice Register.

This reflects the 'Homes for All' priority, enabling more young people to live in the district and encourage diverse, healthy and cohesive communities

1.5 Vibrant Local Economy

1.6 Homes for younger, working people helps to support the local economy by enabling employees of local businesses to live in Winchester.

1.7 Living Well

The significant improvements proposed for the open spaces at the Winnall Flats site, including a pocket park with a play area for younger children, meeting areas and food growing beds, will provide more useable and accessible areas for recreation. This will support the 'Living Well' priority - attractive and well-used public facilities and green spaces with space for relaxation and play

1.8 Your Services, Your Voice

1.9 The improvements to the open spaces on the site reflects the objectives in the Winnall Community Plan and Winnall Planning Framework which both mention the need to enhance the green spaces in Winnall with play facilities, community gardens and dog bins.

2 FINANCIAL IMPLICATIONS

- 2.1 The total cost of the scheme is £18,840,000. A number of funding applications have been made to support the scheme. A Homes England grant application will be submitted for a minimum £30,000 per unit of shared ownership homes, a total of £1,050,000. In addition, a CIL funding application has been made for the provision of the new pocket park; and estate improvement funding for the improvements to the estate around the existing blocks of flats. The scheme budget was approved via the HRA Budget 2021-22 & Business Plan report CAB3290 dated 11 February 2021 with an approved total scheme cost of £17,943,309. The updated total scheme cost of £18,840,000 is an increase on the approved budget of £896,691. This increase can be met from within the New Homes capital programme.
- 2.2 The scheme has a total net cost to the Housing Revenue Account (HRA) of £13,628,179. Provision for funding the scheme has been included in the HRA new build capital programme 2021/23. Financial details are set out in the Supporting Information section of the report.
- 2.3 The total scheme development costs are higher than average as they include the cost of the improvements to the existing estate. This includes new parking courts, re-routing the access road to provide a new pocket path, a new spinal path to link the 4 existing blocks, new paving, doors, canopies and tiling to the existing blocks and landscaping across the whole site including 131 new trees.
- 2.4 In addition the new homes meet the AECB / Passivhaus low energy building standard energy specification as outlined in paragraph 1.2 which adds about 10% to the build cost. They also meet the new fire regulations for buildings over 11 meters including sprinklers and cavity barriers surrounding the windows and at the junctions of the compartment walls and floors, which all add additional cost to the scheme.
- 2.5 The financial appraisal is based on a Net Present Value (NPV) model and this indicates that the project is NPV positive and financially viable given the assumptions provided in appendix 4. The viability assessment indicates a positive net present value of £595,675.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The scheme has been procured using a two-stage design and build tender process through the Southern Construction Framework (approved via CAB3198, December 2019). The successful contractor from this process, Wates Construction Limited, were appointed under a Pre-Construction Services Agreement and have completed an open book procurement exercise for the trade packages for the building works. The returns have been thoroughly and extensively reviewed by the council's appointed Employer's Agent and Quantity Surveyor. The process meets the criteria in the Public Contract Regulations 2015 (as amended) and the council's Contract Procedure Rules.

- 3.2 Section 122(2A) and 123(2A) of the Local Government Act require that before appropriating and disposing of any land consisting of or forming part of open space the Council must place advertisements in two consecutive editions of a local newspaper and consider any objections received in response. Disposal is considered at paragraph 13.1 of this report and was undertaken in accordance with statutory criteria.
- 3.3 Under section 1 of the Localism Act 2011, the council has the power to undertake any activity a normal person could undertake, so long as not otherwise prohibited by an express statutory restriction. There are no such prohibitions that apply, and therefore the council may pursue the Scheme under this power and take steps to deliver it. In doing so, it will be subject to other statutory and common law obligations, including in relation to consultation. In reaching decisions, the council must observe general public law principles framed by the Wednesbury test, i.e. to take account of all relevant considerations, to disregard irrelevant ones, and to act in rational manner. Moreover, the council should have regard to its fiduciary duty, having regard to council tax-payers in particular.
- 3.4 The Council has a broad power to provide housing accommodation under section 9, Housing Act 1985 that can be relied on in this project. Section 9 contains no restriction on the type of tenure that must be used if the Council decides to provide the accommodation, or on whether the Council must retain ownership. The power can be relied on where some properties will be developed for tenure such as shared ownership.
- 3.5 The Council has had regard to its obligations under section 1 Local Government Act 1999 to secure continuous improvement in the way in which its functions are exercised having regard to economy, efficiency and effectiveness. A range of options have been properly considered.
- 3.6 Regulation 63 of the Habitats Regulations 2017 requires that the planning authority can only grant planning permission after it has ascertained that the proposal will not adversely affect a protected European site. In order to meet the statutory test the council as developer must provide appropriate mitigation to off-set the nitrate impact of the development. Natural England guidance recommends an occupancy rate of 2.4 any lower rate must be appropriately justified. Natural England is content with the recommended off-setting approach of securing nitrate credits through an appropriate s106 agreement or undertaking along with a Grampian condition.

4 WORKFORCE IMPLICATIONS

- 4.1 None – within existing Business Plan objectives

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The proposed scheme provides 76 new homes on land within the Council's ownership.

6 CONSULTATION AND COMMUNICATION

- 6.1 Two main consultation events were held with the local community with further updates via newsletter and drop-in events. Comments helped inform the design process prior to the submission of the planning application. The main purpose of the first event for residents in July 2018 was to inform the design and use of the open spaces around the flats. 60-70 residents attended the event. Keeping and improving green space was clearly important to people. There was a strong call to keep trees, and ideas such as small play areas and quiet sitting areas were popular. Residents also asked for outside areas to socialise. The new pocket park meets these suggestions. There were requests for dog walking and exercising areas to be kept separate from the other communal spaces and parking to be spread across the site in smaller parking courts both of which have been designed into the external areas.
- 6.2 The second event in October 2020 was a virtual consultation event for residents, to gather feedback on the design of the new homes and proposals for the parking and open spaces prior to the planning application. Residents asked whether there will be sufficient parking and it was explained that the parking provision is based on parking surveys conducted over many months, including during the pandemic. Other questions included how many new trees would be planted (131); what improvements were planned for the existing flats – as part of the project, the entrances and areas around the flats will be improved; and residents asked how to apply for one of the new homes.
- 6.3 Local members have been regularly updated throughout the development of the project.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Consistent with the council's Climate Emergency priorities the development be designed to AECB/Passivhaus low energy building standard with the aim that the properties will take a large step in reducing the energy demand and will be ready to achieve net zero carbon when the electricity grid is fully decarbonised
- 7.2 External consultants Greenbox Associates have been appointed as green energy specialists to consider energy and design options. Their report confirms that building this scheme to the AECB/Passivhaus low energy standard will achieve carbon savings of approximately 27% above Building Regulation requirements. Building to our usual planning requirements would see 19% improvement in carbon savings.
- 7.3 The scheme was granted planning consent in May 2021 following the submission of detailed information on the issues of sustainability, ecology, air quality, noise and climate change mitigation. All of the homes meet current planning guidelines on water sustainability and significantly exceed planning policy on reducing energy and carbon emissions.

7.4 The scheme design takes account of the council's emerging Air Quality Supplementary Planning Guidance with regard to noise reduction and not using gas boilers; Electric Vehicle charging points are provided as well as secure cycle storage for residents.

8 EQUALITY IMPACT ASSESSEMENT

8.1 An Equality Impact Assessment has been completed for the Housing Development Strategy approved by Cabinet in March 2021 (CAB3291).

8.2 In terms of equality and social implications, the proposals will increase the supply of affordable housing which will be of benefit to disadvantaged groups and therefore in compliance with the city council's public sector equality duty..

8.3 The homes will be built to AECB/passivhaus low energy building standards of energy efficiency which will reduce running costs for tenants. .Significant environmental works to the open space surrounding the blocks will help facilitate a healthier living environment for new and existing tenants.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required

9.2 RISK MANAGEMENT

9.3 The scheme has been subject to a full risk assessment and the risk register is regularly reviewed at the Winnall Project Board meeting. The principal risk identified through the detailed design process are the issues of contamination in the ground and the diversion of utilities. These risks have been reduced through detailed ground and utilities investigations, so that the provisional cost included in the contract sum has been minimised as far as possible. There is also a risk that the contract sum will increase if the contractor is unable to start on site in early August 2021.

Risk	Mitigation	Opportunities
<i>Property Delays due to contamination or due to unforeseen utility diversions</i>	Detailed surveys of utilities and ground condition, together with detailed designs have mitigated risks.	Contractor has programmed further site investigations once start on site is achieved
<i>Delays due to lack of availability of materials</i>	Risk of delays to materials reaching site	Contractor to place early order of materials such as bricks
<i>Community Support Small number of</i>	Planning consent granted with minimal public	Contractor to arrange a community event once

<i>residents object to proposals</i>	objection	project is approved
<p><i>Timescales – Start on site delayed due to:</i></p> <p><i>*Need to discharge pre-commencement planning conditions</i></p> <p><i>*Garage licensees have not vacated their garage</i></p> <p><i>*Hampshire Highways delay in approval of highways works including S278 and S38 agreements – extent of adopted road not yet agreed</i></p> <p><i>*Contract amendments may delay start on site</i></p>	<p>Detailed design work and discharge of most pre-commencement planning conditions before contract award. Design and Build contract to be drafted ready to sign following Cabinet approval.</p> <p>Most garages have been cleared ready for demolition.</p> <p>Potential risk that Hampshire Highways will delay scheme but early contact has been made.</p> <p>Contract amendments under discussion</p>	<p>Contractor is ready to start on site on 1 August if project is approved. Contractor has highlighted the risk that costs will increase due to inflation if start on site is not achieved on 1 August</p>
<i>Project capacity</i>	Staff resources allocated	
<p><i>Financial / VfM Scheme viability</i></p> <p><i>Risk of increase to contract sum due to contamination and need for utilities to be diverted – provisional sum in contract price.</i></p> <p><i>Risk of contract sum being increased due to a number of outstanding items not yet fully agreed, including specification details</i></p>	<p>Two-Stage Design & Build contract approach should assist in reducing unforeseen costs by transferring risk to the contractor.</p> <p>Contract sum is fixed apart from a provisional sum for contamination/asbestos and utility diversions. However contractor has accepted risk cost of preliminaries and time.</p> <p>Likely to be savings on some items and additional expenditure on others</p>	<p>Several procurement routes were explored before approving the two stage approach</p> <p>Financial appraisal includes a sum for contingency</p> <p>Any additional expenditure will improve the quality of the specification.</p>
<i>Legal</i>	Full title search was carried out at the project inception stage and advice on procurement issues was obtained	
<i>Innovation</i>	Light weight steel frame.	Modular construction was

	AECB standard for energy specification	considered; however it was estimated to add a further 20% to the scheme cost and was rejected as an option
<i>Reputation</i>	The scheme has been presented as a mix of shared ownership and sub-market rent. The latter relies on Housing Company or other vehicle to own or lease the units	The scheme could be developed as an affordable housing scheme; however community support has been received for a mixed tenure model
<i>Other</i>		

10 SUPPORTING INFORMATION:

- 10.1 Cabinet approved the outline business case for Winnall Flats new build scheme in December 2019 as well as the two-stage design and build contract route for the procurement of the building contract for the 76 homes through the Southern Construction Framework.
- 10.2 The original option agreed by Cabinet in December 2019 was to consider a partnership with Pocket Living to deliver Block A as a discounted market sale product for local key workers and younger households. After negotiations, Pocket Living withdrew from the project when it became clear they couldn't meet the property values required to make the scheme viable. Block A is now proposed to be shared ownership dwellings. It is the preference of the local community and local Members that an alternative form of affordable housing is provided in Block B to meet the needs of key workers and younger households which is a priority in the Council Plan. Authorisation is sought to allow the CHAM to continue to negotiate with a third party or Housing Company to achieve this objective.
- 10.3 Full planning consent was granted for 76 dwellings in May 2021. The overall scheme mix is in 2 x 5 storey blocks of flats and 3 individual houses:-
- (i) Block A
 - 14 x 1 bed/1 person shared ownership flats
 - 18 x 2 bed/3 person shared ownership flats
 - (ii) Block B
 - 41 x 1 bed/1 person flats for sub-market rent
 - (iii) 3 x 2 bed/4 person shared ownership houses
- 10.4 The small 1 bedroom flats in blocks A and B are 40sqm which meets the nationally described space standards for single person occupancy. As part of addressing any nitrate impact so that planning permission can properly be

granted, the council is committed to ensuring these flats are not over-occupied: an occupancy condition will therefore be included in the tenancy agreement for the rented units limiting occupancy to single persons and will be enforced by the council as housing authority. The shared ownership flats will also include an equivalent occupancy condition in the leases limiting occupancy to 2 persons.

- 10.5 Wates Construction Limited having been appointed under a Pre-Construction Services Agreement through the Southern Construction Framework have developed the design for the Winnall Flats project to facilitate a planning submission and develop a Contract Sum on an open book basis. The open book process required trade packages to be tendered to a minimum of three subcontractors with the resulting tender returns being analysed and compared. All tender returns were shared with Welling the Council's appointed Employer's Agent and Quantity Surveyor and thoroughly and extensively reviewed. This resulted in a series of detailed questions being presented to Wates which were reviewed and discussed.
- 10.6 Welling confirm that each of the trade contractors whose tenders were carried forward to the Contract Sum were the most commercially competitive in all instances and without exception. All other elements of the Contract Sum were similarly and comprehensively reviewed for value for money and where appropriate compliance with requirements of the SCF. This included but not limited to design fees, preliminaries and all on-costs.
- 10.7 Welling confirm that the two-stage tender process has been appropriately administered and suitably concluded. The resultant Contract Sum which includes all pre-construction costs falls within an acceptable range for a project of this nature when making allowance for all relevant considerations and being cognisant of all abnormal items. Therefore the proposed Contract Sum represents value for money. Welling recommend that the Council accept the proposal in order to facilitate an expedient start on site.
- 10.8 The total scheme cost is £18,840,000, including pre and post-contract fees and design contingency. The full Tender Report from Welling can be found at exempt appendices 1 and 2.

11 Funding

- 11.1 An indicative Homes England funding bid for £1,050,000, will be submitted to fund the shared ownership element of the scheme (Block A and the houses). This equates to £30,000 per shared ownership dwelling and is subject to negotiation and final agreement with Homes England.
- 11.2 A CIL funding application for £755,000 has been made. This is required to fund the removal of the access road to Earle House, the creation of a community park and improved access to the network of footpaths within the Winnall estate. This is not required for the new homes but will provide significant health and well-being benefits to existing and new residents.

- 11.3 £400,000 estate improvement grant funding has been proposed to improve the estate areas excluding the new community park. This includes new paths, planting and bin stores for the existing flats.
- 11.4 35 of the homes will be of shared ownership leasehold tenure, which is projected to initially contribute £ 2,990,821 of sales income.
- 11.5 The total net capital funding requirement for the Housing Revenue Account (HRA) is therefore £13,628,179 after taking account of all specific funding sources. The scheme budget was approved via the HRA Budget 2021-22 & Business Plan report CAB3290 11/2/2021 with an approved total scheme cost of £17,943,309. The updated total scheme cost for the Winnall scheme is now £18,840,000, an increase on the approved budget of £896,691.

12 Financial Viability

- 12.1 The scheme is financially viable as both an all affordable housing scheme where Block A (and houses) are shared ownership and Block B is affordable rented, and a hybrid scheme where Block A (and houses) are shared ownership and Block B is delivered through a council owned Housing Company or third party organisation.
- 12.2 The council's and local communities' preference is that the second hybrid option is preferable if a suitable third party ownership vehicle can be established. As previously noted authority is requested for the CHAM to continue investigations to establish a suitable vehicle as the construction phase progresses.

13 Other approvals

- 13.1 Disposal of the Open space - The potential loss of the open space at Winnall Flats site was advertised in accordance with S123 (1) (2A) of the Local Government Act 1972 for a period of 2 consecutive weeks in September 2020. There were no comments or objections made in response to the advertisement. There was one objection received in response to an article in the Hampshire Chronicle in March 2020. The resident objected to the plans due to concerns about fire risk, insufficient parking and bats roosting in the trees. These issues have been addressed in the planning application. Members are requested to confirm the disposal of the open space.
- 14.2 Tenure – 35 of the new homes on the site will be for shared ownership. In September 2020, MCHLG introduced a new shared ownership model which will reduce the minimum initial ownership stake from 25% to 10% and will enable purchasers to then buy further shares in smaller instalments of as little as 1%. The financial appraisal has taken account of the new shared ownership model. The sales manager will offer the initial ownership stake at 10% where appropriate. Members are requested to approve the sale of the shared ownership homes.

- 13.2 The remaining 41 new homes on the site will be let at sub-market rents either through a council owned Housing Company or through a third party organisation that is able to let properties on assured shorthold tenancies (ASTs) at sub-market rents. The financial appraisal assumes the rents at 90% of open market rents. Members are requested to approve the use of Block B to provide sub-market rental units on ASTs.
- 13.3 Nitrates mitigation – two options are being progressed to address the recommended Grampian condition on the planning consent to mitigate the nitrates produced by the scheme. One option is to create a wetland area on a site owned by the council in Micheldever. The other option is to purchase nitrates credits from a third party prior to occupation of the scheme. Members are asked to approve the nitrates mitigation plan for the project in perpetuity.
- 13.4 The small 1 bedroom flats in blocks A and B are 39sqm which meets the nationally described space standards for single person occupancy. As part of addressing any nitrate impact so that planning permission can properly be granted, the council is committed to ensuring these flats are not over-occupied: an occupancy condition will therefore be included in the tenancy agreement for these rented units limiting occupancy to single persons and will be enforced by the council as housing authority. The shared ownership flats will also include an equivalent occupancy condition in the leases limiting occupancy to 2 persons
- 13.5 Two council schemes which are due for completion in June 2021 include a number of shared ownership and discounted market sale units. The Valley scheme was approved by Cabinet, CAB3112(HSG) 20/03/21 and has 23 x 2 bedroom flats to be sold as shared ownership homes. The site off Hookpit Farm Lane (approved by Cabinet CAB 3147(HSG)) in Kings Worthy includes 8 shared ownership homes with a mix of 2, 3 and 4 bedroom houses and 2 x 2 bedroom houses to be sold as discounted market sale homes. Approval is sought for the sale of the homes across the two sites in keeping with the Housing Development Strategy agreed by Cabinet on 10 March 2021 (CAB3291).

14 OTHER OPTIONS CONSIDERED AND REJECTED

- 14.1 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 delay with the prospect of cost increases over the tender and build period. This option is therefore rejected.
- 14.2 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 Choice, are likely to create housing management issues.

- 14.3 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)

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB 3198 WINNALL FLATS – APPROVAL OF OUTLINE BUSINESS CASE & PROCUREMENT PROCESS 23 December 2019

Other Background Documents:-

None

APPENDICES:

Exempt Appendix 1 - Tender Report, Winnall Flats site
Exempt Appendix 2 – Contract sum analysis, Winnall Flats site

Exempt Appendix 3 – Summary Outcome of the financial viability assessment
Exempt Appendix 4 – Inputs and Assumptions used in the financial viability assessment

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