

**Decisions taken by the Cabinet Member for Housing & Asset Management Decision Day on Monday, 6 September 2021**

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

A4	Draft Caravan Site Licensing Policy 2021 (DD32)	<p>1. That the Private Sector Housing Caravan Site Licensing and Fees Policy 2021 Policy provided, be adopted.</p>	<p>The Government recently introduced regulations (The Mobile Homes (requirement for manager of site to be fit and proper person) (England) Regulations 2020) which bring into force Section 8 of the Mobile Homes Act 2013. The regulations are effective from 1 July 2021.</p> <p>The council requires a policy indicating how it will assess whether an applicant or the applicant's proposed site manager meets the test, and outlining the fees applicable to applications.</p> <p>The council has not previously had a policy for the wider subject of site</p>	<p>1. Charging fees to all applications under the Fit and Proper Person regulations. This was rejected on the grounds stated above – that the current annual site licence fees, aggregated over a 5 year period, more than adequately cover the officer time and the cost of processing applications.</p>
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			<p>licensing, but has had a published fees policy for this matter.</p> <p>The advent of the new regulations provided an opportunity to produce such a policy and include matters related to the Fit and Proper Person regulations</p>	
A5	New Homes Scheme - Outline Business Case, Witherbed Lane (DD31) (less exempt appendix)	<p>1. That the Corporate Head of Asset Management be authorised to prepare and submit a planning application to the statutory planning authority to obtain planning permission for the construction of four residential properties at Witherbed Lane,</p>	<p>This report seeks approval of the outline business case to construct four dwellings to be affordable homes located at Witherbed Lane, Segensworth including the submission of a planning application and obtaining tenders to construct the scheme.</p> <p>The proposals contained in this report support the target contained in the Housing</p>	<p><b>1. Two alternative building standards:</b></p> <ul style="list-style-type: none"> <li>- Building Regs compliance (+19% Dwelling Emissions Rate improvement on Part L1B)</li> <li>- AECB (Association of Environmental Conscious Building) building standard</li> </ul>

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		<p align="center">Segensworth.</p> <p>2. That the Corporate Head of Asset Management be authorised to approve expenditure of pre-construction costs up to £75,000 and that this work proceeds at a financial risk to the Council.</p> <p>3. That the Corporate Head of Asset Management be authorised to prepare procurement documentation and subject to planning approval to invite tenders to undertake the design and build of</p>	<p>Development Strategy of building 1,000 homes between 2021 and 2030. Additionally, the report's proposals support, and are consistent with the Council Plan priority of achieving carbon neutrality in the district by 2030.</p>	<p>- Above options were both considered but are lower than the PassivHaus building standard; because PassivHaus is achievable and practicable on this relatively simple build and is in line with the Council's carbon reduction targets, it is the building standard that has been adopted.</p> <p>2. <b>Alternative building contract:</b> a traditional procurement route was considered and the advantages – including maintaining more control of the build – were considered but this route was disregarded in favour of a design and build route using a standard</p>

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		<p>four properties at Witherbed Lane, Segensworth, using a standard JCT Design and Build Contract the results of which will be reported back to Cabinet prior to an award of contract.</p> <p>4. That the Corporate Head of Asset Management be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility providers, telecom/media suppliers, the Highways Authority and neighbours in order to facilitate the development subject</p>		<p>JCT contract that transfers risk to the contractor enabling the council to better control the cost.</p> <p>3. <b>Do nothing:</b> would result in no new homes being built on site and no increased rental income to the Council. Not considered good use of asset.</p> <p>4. <b>Build six houses:</b> the pre-application planning received resulted in a reduction of units on the site being proposed.</p>

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		<p>to final decision by Cabinet to proceed with the proposed scheme.</p> <p>5. That a deviation from the tender evaluation model within Contract Procedure Rules (60% cost / 40% quality) to use a tender evaluation model giving more emphasis to quality than cost (60% quality / 40% cost) be approved.</p>		
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