

Decisions taken by the Cabinet on Tuesday, 23 November 2021

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

A6	<p>A land transaction in respect of the River Park Leisure Centre site and associated parking area (less exempt appendix)</p>	<ol style="list-style-type: none"> 1. That it be agreed that the council, as landowner of the River Park Leisure Centre, Gordon Road, Winchester, to enter into an agreement for lease to enable the University of Southampton to progress options for the extension of the neighbouring Winchester School of Art campus on the River Park Leisure Centre site. 2. That the Heads of Terms be agreed as in appendix B of report CAB3324. The Heads of Terms include a five year long 'stop date' during which time the University of 	<p>The University of Southampton have approached the council to express interest in acquiring the River Park Leisure Centre site fronting Gordon Road. The leisure centre on this site was decommissioned upon the opening of the new Winchester Sport and Leisure Park in May 2021.</p> <p>Report CAB3324 proposes disposal of land to University of Southampton which would enable the university to bring forward their proposal for a transformational development to the Winchester School of Art campus.</p>	<p>In addition to the ideas proposed to the Council as highlighted in section 12.13 of report CAB3324, the following options have also been considered.</p> <ol style="list-style-type: none"> 1. Option 1: Refurbishing the existing River Park Leisure Centre <p>Previous committee reports considered the option of refurbishing the existing leisure centre but it was determined that the building was beyond its useful life and would require in excess of £10 million to bring it up to a suitable standard. Although the old leisure</p>
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		<p>Southampton will investigate and obtain planning consent for their proposed development.</p> <p>3. That the land known as The River Park Leisure Centre, Gordon Road, Winchester, as identified within the red line at Appendix A be disposed, to the University of Southampton on a 150 year ground lease subject wholly to obligations set out in the Agreement for Lease.</p> <p>4. That authority be delegated to the Corporate Head of Asset Management to enter into an Agreement for Lease with the University of Southampton in accordance with the</p>		<p>centre was much loved locally, in addition to the new sport and leisure park at Bar End, there are several other private leisure providers in the city centre.</p> <p>This option is not recommended</p> <p>2. Option 2: Potential site for housing development.</p> <p>This is not an option due to the prevailing restrictive covenants.</p> <p>3. Option 3: Demolition and restoration as public open space</p> <p>The old leisure centre is sited at the entrance to North Walls Recreation Ground and although it would be possible to</p>
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		<p>heads of terms. This delegation is subject to agreeing the land price with the University of Southampton in accordance with S123 best consideration provisions and other relevant valuation assumptions.</p> <p>5. That authority be delegated to the Corporate Head of Asset Management to enter into a ground Lease with the University of Southampton for the disposal of the land (identified as outlined in red in appendix A of CAB3324), such lease to be in accordance with the above-mentioned Agreement for Lease. Disposal is subject to a</p>		<p>demolish and restore the site to public open space this is not recommended because it does not take the opportunity to make the best use of the site when other uses would deliver better cultural and economic advantages for local people and the wider city in keeping with council policy such as the Green Economic Strategy.</p> <p>.</p> <p>This option is not recommended</p> <p>4. Option 4: Redevelop for surface car parking.</p> <p>There are 192 spaces on site at the moment and the Heads of Terms retain 77 spaces.</p>

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		<p>150 year Ground Lease to the university, and payment of a capital sum by the university to the council. The capital sum for the disposal is to be calculated having regard to S123 best consideration provisions and other relevant valuation assumptions.</p> <p>6. That the completion of the Agreement for Lease and the ground Lease, and any relevant ancillary agreements as are necessary to implement the recommendations above be delegated to the Service Lead Legal.</p>		<p>Development of the site for surface car parking would be contrary to the Council's Carbon objectives and Movement Strategy.</p>

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A7	Housing Revenue Account (HRA) business plan and budget options	<ol style="list-style-type: none"> 1. That the HRA Business 30 year Business Plan for 2021-22 to 2050-51 be approved, as summarised in the Operating Account included as appendix 4 to CAB3325. 2. That the projected 30 year HRA capital programme of £873m be supported, an increase of £41m on the present plan, subject to the approval of individual schemes, and the proposed long term funding strategy that will see overall borrowing of £368m in year 30 subject to the final detailed HRA budget and the Capital Strategy being approved by Council in February 2021. 	<p>The purpose of report CAB3325 is to update members on the current HRA 30 year Business Plan, and upon the impact of any proposed budget options. It confirms that the proposed business plan is both sustainable and viable over the 30 year period.</p> <p>The report provides a number of budget options for members to consider and approve and also recommends a rent increase for 2022/23 of 4.1% in line with the national rent policy of Consumer Price Index (CPI) plus 1%.</p>	<p>The option to have a nil increase in rents was also modelled. The impact of no increase would have a cumulative detrimental impact over the life of the plan. Modelling demonstrated that the proposed HRA 30 year business plan would not be financially viable nor financially sustainable in such a situation, with negative working balances from year 18. The net NPV cost to the HRA in today's prices over the 30 years would be a loss of £29.027m. The lost income could theoretically fund 152 new affordable homes. This option has therefore been discarded as being unviable.</p>

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		<p>3. That it be noted that the business plan is viable and sustainable and will support the council’s ambitious delivery of 1,000 new affordable homes over the next ten years. The proposed plan provides sufficient funds over the 30 years to deliver in total over 1,700 new affordable homes in total.</p> <p>4. That the proposal to fund £0.3m new initiatives around the Housing White Paper – “The charter for social housing residents” be supported and additional resources be invested in the capacity of the new homes delivery team, the decent homes team and Neighbourhood/Estate</p>		

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		<p>Management.</p> <p>5. That the proposal to increase the revenue funding for planned and reactive repairs by £0.5m be supported, to reflect both increased budget pressures and the cost of delivering an improved void standard to properties prior to letting.</p> <p>*That Cabinet recommend that Council at the February Budget meeting:</p> <p>6. Approve a dwelling rent increase in accordance with option 2 as set out in the report CAB3325, based upon September Consumer Price Index, resulting in a rent increase of 3.1% from April 2022 (rather than</p>		

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		<p>the national guideline for social housing rents of CPI+1%).</p> <p><i>*NB Recommendations to Council are not subject to call-in</i></p>		
A8	Fees and Charges 2022/23	That the fees and charges for 2022/23 be approved, as set out in appendix 1 of CAB3326, subject to an amendment to agree that garage rents in central Winchester increase by 3%.	Report CAB3326 seeks approval of the fees and charges 2022/23 detailed in appendix 1. The fees and charges have been prepared on the basis of an average 3% increase (other than for parking and garden waste service subscriptions where separate arrangements were agreed in CAB3318): It is proposed to not increase some fees by inflation and reasons for this are set out in the report.	<p>1.1 Cabinet can choose not to increase fees and charges or vary the charges made.</p> <p>1.2 To not make charges in any form would impact the general fund with services not recovering costs and council tax payers as a whole bearing the cost of service. This is therefore not recommended.</p> <p>1.3 Cabinet do have discretion to vary fees and charges as local circumstances demand</p>

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				but 3% is recommended in order to cover the unavoidable cost of service increase.
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