

Decisions taken by the Cabinet on Wednesday, 22 December 2021

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

A7	Central Winchester Regeneration (CWR) Outline Business Case (less exempt appendix)	<p>1. That the Outline Business Case set out at Appendix D and Exempt Appendix E be approved and adopted and it be noted that a Full Business Case will be presented to Cabinet for approval as indicated in the Outline Business Case and authorises the Strategic Director with responsibility for the Central Winchester Regeneration project to proceed with the preparation of the Full Business Case.</p> <p><i>NB the following recommendations are not</i></p>	<p>Central Winchester Regeneration (CWR) is a once in a lifetime opportunity to transform the centre of our historic county city, bringing homes for local families, providing jobs for local people, making a visit to this heritage city one which will be remembered. The council recognises the role it plays in bringing forward sensitive development, adapting to the challenges faced by a new generation and critically to be delivered through the lens of responding to climate change.</p> <p>The CWR Development Proposals, based on the guidance of the CWR</p>	<p>Other options for delivery of the Central Winchester Regeneration project were explored through preparation and completion of the Strategic Outline Business case. These options ranged from the council developing and delivering the scheme directly to the council acting as master developer right through to selling the site for a third party to bring forward in line with the CWR SPD. These options were evaluated and two shortlisted options were identified:</p> <p>a) The council would retain Kings Walk and deliver to deliver the creative hub with a development</p>
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		<p><i>subject to call-in at this time because they are subject to agreement of full Council.</i></p> <p>That subject to the agreement of Full Council (rec 8 below), that Cabinet;</p> <p>2. Agrees to adopt a 70% quality to 30% commercial evaluation weighting as a derogation from the council's Contract Procedure Rules (paragraph 29) in order to reflect the council's aim for a high-quality scheme and to use the competitive dialogue procurement procedure.</p> <p>3. Agrees to adopt the Stage 1 Selection Questionnaire Suitability Technical Questions and associated weightings</p>	<p>Supplementary Planning Document (SPD), can be seen at Appendix H of report CAB3322. The proposals illustrate how the area can be transformed into a vibrant and creative quarter which includes creative and cultural space, a hotel, residential units and exemplary public realm and open spaces. Following approval of the CWR Development Proposals at Cabinet on 10 March 2021 (CAB3281), Cabinet approved the Strategic Outline Case on 21 July 2021 (CAB3303) and that preparation of the outline business case and that preparation of the necessary procurement documents could commence. These documents would provide the framework for the procurement of a single</p>	<p>partner delivering the remainder of the council owned land;</p> <p>b) A development partner to deliver the council owned land, including a new building at Kings Walk.</p> <p>The preferred option was identified as being to find a development partner to deliver a scheme to regenerate the council owned land including Kings Walk and all other options were rejected.</p> <p>This approach was approved at Cabinet in July 2021.</p> <p>At this stage, there is still the option not to progress to the procurement stage and:</p> <p>a) Revisit justification and objectives for the project;</p>

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		<p>as set out at Appendix A.</p> <p>4. Agrees to adopt the procurement Stage 2 Evaluation Award Criteria and associated weightings as set out at Appendix B.</p> <p>5. Agrees to adopt the commercial approach contained in the Commercial Case of the Outline Business Case and the Commercial Principles Paper set out at Appendix C and in particular to note the Central Winchester Regeneration procurement will be on the basis of a single developer delivering the scheme under a development agreement as decided</p>	<p>development partner for the proposed development site (the Defined Site), located within the CWR Supplementary Planning Document red line area (CWR SPD area).</p> <p>Report CAB3322 sets out the Outline Business Case (OBC) for the Defined Site, building on work done to complete the SOC which identified the preferred way forward. The report sets out and recommends the procurement process to source a development partner and sets out the key commercial principles that the council will apply during the procurement process.</p>	<p>b) Do nothing and continue with the current arrangements.</p> <p>Public engagement and consultation has taken place through the adoption of the CWR SPD and the subsequent CWR Development Proposals and there is a clear need and desire to progress with the CWR project. If the council decided to either revisit the justification for the project and potentially start again or continue with current arrangements, regeneration of the area would be delayed which would jeopardise the future resilience and prosperity of the city. The objectives of the CWR SPD and Council Plan would not be met or achieving these objectives would be</p>

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		<p>at CAB3303.</p> <p>6. Delegates authority to the Strategic Director with responsibility for the Central Winchester Regeneration project in consultation with the Portfolio Holder Asset Management to finalise all documentation for the procurement process, including any minor or necessary amendments and to progress such procurement, using the competitive dialogue procedure, approve and take forward short listed bidders. At the conclusion of the procurement process Cabinet approval will be sought for the appointment of the preferred development</p>		<p>significantly delayed, expenditure on the project to date would be wasted and the opportunity to address the gaps identified in the Competitive Positioning report would be missed.</p> <p>The OBC concludes that by delivering a development in line with the CWR SPD and the CWR Development Proposals, there would be a positive, long lasting benefit to the wider economy and work to build a strong and resilient economy. The associated suite of documents set out risks to the council which should be considered during the decision making process.</p> <p>The options to do nothing or revisit objectives for the site have therefore been rejected.</p>

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		<p>partner.</p> <p>7. Approve expenditure of £733,000 from the remaining £1.085m budget allocated to the Central Winchester Regeneration project to enable officers to progress the procurement and preparation of a Full Business Case.</p> <p>That Cabinet refer to Full Council to;</p> <p>8. Authorise the Strategic Director with responsibility for the Central Winchester Regeneration project to initiate and conduct the procurement process for the selection of a development partner for the Central Winchester Regeneration project.</p>		

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