

Decisions taken by the Cabinet on Wednesday, 14 September 2022

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

A7	Community Infrastructure Levy - Community and Winchester Council projects approval	<ol style="list-style-type: none"> 1. That the updated ongoing spending programme be approved as set out in Appendix A to report CAB3360. 2. That the Strategic Director with responsibility for CIL be authorised, in consultation with the Section 151 Officer, to consider inflationary impacts on projects already approved and to recommend adjustments to CIL to the Cabinet Member for Place and the Local Plan. 3. That, in accordance with recommendation 2 above 	<p>The purpose of report CAB3360 is for Cabinet to agree the new projects recommended by the panel after the close of the application process earlier this year. Furthermore to agree the Community Infrastructure funding programme for 2022/23</p> <p>The community projects were the subject of bids submitted between 1st January 2022 and 31st March 2022. There are also projects which are proposed to be delivered by the council directly.</p> <p>The bids approved by Cabinet will become part of the rolling programme of</p>	<p>The development of a CIL spending programme accords with the protocol previously agreed by Cabinet and therefore it was not considered necessary for other options to be considered. Government changes to CIL and s106 agreements in future could require a review of how future collection of funds and spending is managed which will be undertaken once the details are known.</p>
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		<p>and if needed, delegate authority to the Cabinet Member for Place and the Local Plan to approve supplementary capital estimates and expenditure, via a Decision Day, to existing projects for which additional funding is required due to inflation and which in total should not exceed £500,000 in aggregate.</p> <p>4. That the 2022/23 allocation of £226,452 from the Winchester City Council CIL income receipts set aside for community projects be approved as detailed in Section 11.12 of the report, and approve the expenditure under Financial Procedure Rule</p>	<p>schemes which are wholly or partly funded by CIL, in line with the protocol agreed in September 2018 (CAB3071 refers).</p> <p>This paper also acknowledges the ongoing impact of the pandemic and the current cost of living crisis, which, for the purposes of CIL funded projects, is impacting on the cost of project delivery.</p>	

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		<p>7.4 for the funding of eight community led projects recommended by the Informal Panel. This includes the following specific projects;</p> <ul style="list-style-type: none"> 4.1 Colden Common Boardwalk - £10,000 4.2 Colden Common cycle/pump track - £65,000 4.3 Knowle pump track - £10,000 4.4 New Alresford Allotments - £25,000 4.5 Shedfield pavilion - £50,000 4.6 Shedfield pavilion car park and access - £21,000 4.7 Wickham Recreation ground outdoor gym and access - £20,452 		

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		<p align="center">4.8 Winchester Barton Farm Ridge Path - £25,000</p> <p>5. That a capital budget and expenditure of £200,000 be approved of which £150,000 is to be funded from the Winchester City Council District CIL receipts for the KGV recreation ground open space/park improvements project in Winchester. This is subject to the approval of £50,000 from the Town CIL receipts going to the reconvened meeting of Winchester Town Forum on 22 September 2022 (adjourned from 15 September 2022).</p> <p>6. That, subject to the approval of £200,000</p>		

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		<p>from the Town CIL receipts and subject to due diligence assessment and support of the council CIL informal panel, the sum of £800,000 to be funded from the Winchester City Council District CIL for the additional budget required to deliver the KGV Pavilion project be approved, as detailed in section 11.17 of the report.</p> <p>7. That the reallocation of funds for the Winchester City football club project be approved, previously approved on 15 September 2021. The sum of £200,000 had been allocated to the football club to take forward the project but</p>		

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		<p>will instead now become a council led project and the CIL monies reallocated to Winchester City Council, as landowner, as detailed in section 12.19 of the report.</p> <p>8. That an allocation of £300,000 for a further round of community bids in 2023/24 as part of the ongoing programme of community projects be approved, which will include this years' unallocated sum of £23,548, with future arrangements beyond 2023/24 to be reviewed annually.</p>		

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A8	KGV New Build Pavilion – request for additional budget	<ol style="list-style-type: none"> 1. That expenditure of up to £3.3m under Financial Procedural Rule 7.4 be approved, subject to Council approval of the revised budget. 2. That authority be delegated to undertake value engineering with all bidders to ensure the new build KGV Pavilion is built within the revised £3.3m budget, but if necessary authority be delegated to the Strategic Director: Services to undertake a new procurement exercise to obtain bids by contractors for the new build KGV Pavilion. 3. That authority be delegated to the Strategic Director - 	<p>The provision of a new pavilion at the KGV recreation ground has been considered for some years and we have reached an important milestone in terms of seeing the scheme come to fruition. The new pavilion, adjacent to the new Winchester Sport & Leisure Park and the University of Winchester Bar End Sports Stadium, looks to create a hub of high-quality sports and community facilities. That will benefit communities across the city and district.</p> <p>The proposed pavilion would replace two out-dated, underused and inaccessible pavilions with a single larger, accessible, modern facility designed with sustainability and carbon saving measures. The pavilion also</p>	<p>The council could delay the commencement of the construction works until an alternative funding source for the £1m is identified. A delay in the commencement could result in the existing grant funding of £450k from the Football Association being withdrawn if their requirement to complete by 2023 are not met. A significant delay could also result in a new planning application being required to be submitted and potential for further inflationary construction costs.</p> <p>The council could choose not to proceed with the project. However, the two existing pavilions have reached the end of their lifespan and are beyond economical repair so this would lead to a cessation</p>

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		<p>Services to appoint the relevant contractors and to negotiate and agree contractual heads of terms with the contract appointment.</p> <p>4. That authority be delegated to the Service Lead: Legal to prepare and enter into all relevant agreements, negotiate the contractual agreements and see them to completion to enable the proposed new build KGV Pavilion.</p> <p>That it be recommended to Council:*</p> <p>5. To approve an additional capital budget of £1m funded from CIL (Town Forum £200k, District £800k CAB 3360 refers)</p>	<p>looks to support the development of ‘grass roots’ football, with a particular accent on women’s, girls’ and youth football. The facility would be further enhanced by the inclusion of a club room that can be used independently for community and social events and activities.</p> <p>The purpose of report CAB3363 is to request an additional capital expenditure of £1m following procurement of the main contract associated with delivery of the proposed new build KGV Pavilion. This additional expenditure relates to recent significant increases in the cost of construction projects – in terms of materials and resources.</p>	<p>of facilities for existing players in our community.</p> <p>Replacing both pavilions like for like was rejected as being more costly than replacement with a single larger facility, with efficiencies also gained in on-going management and maintenance.</p> <p>The council could decide to value engineer the existing scheme to reduce the extent of works so it fits within the existing approved budget. The potential changes to the building would need to be significant to reduce the budget sufficiently to fit within the approved budget, this would likely require a new planning application and would require an element of redesign work to be</p>

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		<p>to enable the proposed new build KGV Pavilion, bringing the total budget for this project to £3.3m.</p> <p><i>*NB Council decisions are not subject to call-in.</i></p>		<p>undertaken as well as retendering of the works to all contractors. It is not possible to undertake a value engineering negotiation with the current preferred contractor, as the changes would be too significant from the original tendered scheme. There is a risk that the additional time it takes to value engineer and reprocure any savings may be wiped out by inflation.</p>