

**Decisions taken by the Cabinet Committee: Regeneration on Tuesday, 7 February 2023**

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

A7	Central Winchester Regeneration (CWR) Archaeology	<ol style="list-style-type: none"> <li>1. That the procurement of early stage archaeological evaluation (trial trenching) and brief be approved, as set out at Appendix B of report CAB3373(R).</li> <li>2. That a 70% quality to 30% commercial evaluation model be agreed as a derogation from the council's Contract Procedure Rules (paragraph 29) in order to ensure the winning bidder has the required expertise to undertake this specialist area of work.</li> <li>3. That expenditure of £350,000 from the</li> </ol>	<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 has a critical role to play in bringing forward sensitive development, adapting to the challenges faced by a new generation and to be delivered through the lens of responding to climate change.</p> <p>Archaeology is an important aspect of the site and the heritage of Winchester. The</p>	<p>The council could decide not to proceed with further archaeological evaluations (trial trenching) at this stage.</p> <p>The information will be required to determine how the development is brought forward and inform the planning process. If the decision is taken not to proceed with further archaeological evaluations (trial trenching) at this stage, it is likely to result in increased risk to the preferred development partner. They will need to fund the evaluations whilst they work at risk on the plans for the development for a longer period than</p>
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		<p>remaining £352,000 of Central Winchester Regeneration project budget be approved.</p> <p>4. That authority be delegated to the Strategic Director with responsibility for the Central Winchester Regeneration project to finalise documentation for the procurement process, to progress such procurement in accordance with the Public Contract Regulations 2015 (PCR20150) and the council’s Contract Procedure Rules (CPR’s) and to award and enter into the contract for archaeological evaluation (trial trenching) in consultation with the</p>	<p>council recognises that archaeology and the historic environment can be a key driver in building community identity and creating a sense of place, as well as enhancing the visitor experience. The council is therefore committed to ensuring that a robust programme for dealing with significant archaeological remains is followed as the redevelopment of the site is progressed.</p> <p>Report CAB3373(R) provides a recap on the archaeology position, sets out an approach to early stage archaeological evaluation (trial trenching) within parts of the CWR area, to gain further understanding of the archaeology on the site and requests approval of</p>	<p>anticipated if the council is to process the procurement now. This will likely lead to delays to progressing the development delivery plan; submission of the planning application; and subsequently the delivery of the development.</p> <p>The option not to proceed is therefore not recommended.</p>

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		Service Lead Legal (interim).	expenditure of £350,000 to progress.	
<b>A8</b>	Governance of the Central Winchester Regeneration project	<ol style="list-style-type: none"> <li>1. That the governance framework set out in Appendix 1 of report CAB3395(R) be approved, with the addition of a new paragraph 2.20(c) which makes reference to the Central Winchester Regeneration Open Forum.</li> <li>2. That authority be delegated to the Strategic Director with responsibility for the Central Winchester Regeneration project to incorporate the key principles and mechanisms set out in</li> </ol>	<p>The procurement process for the appointment of a development partner for the Central Winchester Regeneration Project is reaching a conclusion and recommendations about the appointment of a preferred development partner will be brought to Cabinet for approval in March.</p> <p>Report CAB3395(R) sets out proposals for the future governance of the project. Subject to any amendments required by the Committee, if approved, the governance proposals set out in this report will be reflected in the development agreement with</p>	<p>Consideration was given to a lighter touch governance structure, with less frequent meetings of the Project Board and Cabinet Committee: Regeneration. This was rejected as the strategic importance of the project requires the level of oversight envisaged in the proposals that are recommended in report CAB3395(R).</p> <p>A corporate joint venture structure under which decision-making (as well as project risks and rewards) is shared was rejected at Strategic Outline Case stage.</p>

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		<p>these proposals into the development agreement with the selected development partner, subject to any minor clarification or fine-tuning agreed with the development partner.</p>	<p>the selected development partner.</p>	