

Decisions taken by the Cabinet on Monday, 6 March 2023

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

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| A8 | Central Winchester Regeneration (CWR) Appointment of Development Partner and next steps | <ol style="list-style-type: none"> 1. That issues raised by the Scrutiny Committee at its meeting on 27 February 2023 be noted. 2. That it be noted that the procurement process was conducted in accordance with the Public Contracts Regulations 2015, leading to the recommended selection of a Development Partner, as set out in section 12 and 13 of report CAB3371. 3. That the recommended Development Partner's response to the Central Winchester Regeneration | <p>Central Winchester Regeneration (CWR) is a once in a lifetime opportunity to transform the centre of our historic 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 unique opportunity to bring 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>After extensive work to explore options to develop the area in accordance with</p> | <p>The options for delivery of the long anticipated 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.</p> <p>The Outline Business Case identified the preferred option as being to find a Development Partner to deliver a scheme to regenerate the council</p> |
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| | | <p>Development Brief, which is summarised in section 14 of report CAB3371 and set out in more detail in Appendix B of the report be noted.</p> <p>4. That the Business Case for proceeding with the appointment of the recommended Development Partner, which is summarised in section 15 of the report CAB3371 and set out in more detail in Appendix C of the report be noted, in addition to the following:</p> <ul style="list-style-type: none"> i. Appendix Ci - Selection Questionnaire Evaluation Questions and Scoring Criteria ii. Appendix Cii - Final | <p>CWR Supplementary Planning Document, which included engagement and consultation with the local community and stakeholders, Cabinet approved the Outline Business Case and Procurement approach and documentation, in December 2021. In January 2022, Full Council approved that the procurement process to find a Development Partner, should be implemented.</p> <p>Report CAB3371 details the outcome of the comprehensive procurement process undertaken to find a Development Partner that shares the council's vision and values to deliver a vibrant, creative mixed-use quarter in the heart of the city in order to support the long term economic and social</p> | <p>owned land and approval was given at Cabinet and Full Council to commence the procurement process and progress the business case process.</p> <p>The procurement process has identified a recommended Development Partner and the Development Partner Business Case has provided further evidence that proceeding with this approach is justified.</p> <p>If the council does not proceed as outlined in this report, a review of the project would be required causing further considerable cost and delay.</p> <p>Public engagement and consultation has taken place through the adoption of the</p> |

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| | | <p>Tender Evaluation Questions and Scoring Criteria</p> <p>iii. Exempt Appendix Ciii - Moderated Scoring from Selection Questionnaire</p> <p>iv. Exempt Appendix Civ - Moderated Scoring from Final Tender</p> <p>5. That the Development Agreement Summary, referred to in section 16 of report CAB3371 and set out in more detail in Appendix D and Exempt Appendix Di - recommended Development Partner's commercial position, be noted.</p> <p>6. That the Equalities</p> | <p>future of Winchester and the wider district.</p> | <p>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 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> |

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| | | <p>Impact Assessment set out in Appendix E and the Risk Register in Appendix F of the report be both noted and had regard to.</p> <p>7. That the redacted draft Development Agreement in Appendix G and the unredacted draft Development Agreement in Exempt Appendix H of the report be noted.</p> <p>8. That being satisfied about the matters set out in points (1) to (7) above, the appointment of Bidder E as the recommended Development Partner for the Central Winchester Regeneration Project be approved, on the basis that they were the</p> | | <p>The option not to proceed has therefore been rejected.</p> |

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| | | <p>highest scoring tenderer following conclusion of the competitive dialogue process and final tender evaluation.</p> <p>9. That the Strategic Director with responsibility for the Central Winchester Regeneration project be authorised, in consultation with the Leader and Cabinet Member for Asset Management and the Service Lead – Legal, to incorporate the recommended Development Partner’s tender submission into the Development Agreement, finalise the content of the Development Agreement and any necessary</p> | | |

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| | | <p>ancillary documents, and arrange for the Development Agreement and any necessary ancillary documents to be entered into on behalf of the council in accordance with Part 2, Article 14, of the council's constitution.</p> | | |