

Decisions taken by the Cabinet on Wednesday, 13 December 2023

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

A8	Winchester City Football Club artificial turf pitch	<p>Subject to successful funding applications to the Football Foundation:</p> <ol style="list-style-type: none"> 1. That an additional allocation of £100,000 of District CIL receipts to the project be approved, bringing the total funding from District CIL to £300,000; 2. That the countersigning by the council of a further funding bid to the Football Foundation, in partnership with Winchester City Football Club, for associated stadium improvements at the site be approved; 	<p>The Council, as landlord, has been working in partnership with Winchester City Football Club (WCFC) in order to secure funding to install a 3G artificial turf pitch on the site that the club currently occupies at North Walls.</p> <p>To date £200,000 of CIL funding has been allocated to the project (CAB3360 refers) and the Football Foundation (FF) has agreed in principle to provide a substantial grant towards the expected cost of circa £1.4m, with the decision likely in January 2024.</p> <p>Report CAB3437 sets out the health and wellbeing, sport</p>	<p>The council could have chosen not to support WCFC to proceed with a joint funding bid, but this would result in a number of missed opportunities. The work of WCFC has created an opportunity to secure a substantial amount of external investment in facilities in the district and this funding would otherwise be directed elsewhere. This project also creates an opportunity to increase participation amongst women and people with disabilities – an opportunity that would be lost had a bid not been pursued.</p>
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		<p>3. That an additional budget and expenditure of £461,000 (funded by the additional CIL, increased grant from the Football Foundation and contribution from WCFC) be approved, bringing the total approved budget and expenditure to £1.466m for the installation of a new 3G artificial turf pitch and associated improvements at Winchester City Football Club;</p> <p>4. That delegated authority to the Strategic Director - Services be approved to appoint the relevant contractors and to negotiate and agree contractual heads of terms with the contract</p>	<p>and community benefits and outcomes associated with the new development, as well as costs for the new facility. It also seeks approval for an increase to the budget including a further £100,000 of CIL funding to enable the project to proceed.</p> <p>This forms the final business case for the new pitch and seeks approval, subject to a successful outcome of the funding bid, for budget and expenditure to enable officers to accept the preferred tender and commence works.</p>	

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		<p>appointment; and</p> <p>5. That delegated authority to the Service Lead: Legal be approved to prepare and enter into all relevant agreements, negotiate the contractual agreements and see them to completion to enable the proposed works at Winchester City Football Club.</p> <p>That it be noted:</p> <p>6. That the Corporate Head of Asset management will agree the terms of a new lease with Winchester City Football Club under his delegated authority;</p> <p>7. That responsibility for operating, maintaining,</p>		

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		<p>repairing and replacing the pitch (including index-linked annual contributions to a pitch replacement fund) would lie with the council, but that the facility and these responsibilities would be passed to Winchester City Football Club along with all income, via the new lease;</p> <p>8. That if for any reason Winchester City Football Club was unable to meet those responsibilities, the lease would be forfeited and responsibility would revert to the council; and</p> <p>9. That the project will not proceed unless the grant application to the Football Foundation</p>		

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		<p>secures all necessary funding required to deliver the project in full.</p>		
<p>A9</p>	<p>Property disposals, 27 Eastgate street, Winchester</p>	<p>That the sale of 27 Eastgate Street by private treaty or auction and retaining the freehold interest in the adjoining open ground that is currently used for car parking be approved.</p>	<p>The property 27 Eastgate street is a general fund property held for investment purposes. Following a review of the alternative uses of the property and its estimated value it is recommended that the best return for the council will be achieved by disposal of 27 Eastgate street . The property has been used as temporary accommodation for single homeless people when leased to the Housing revenue account . When taking into account investment needs to continue that use and the return that continued use would generate it would not meet or exceed the return that could</p>	<p>Retain the property and let for general fund housing purposes. This is not recommended due to the net rent that could be generated not representing the best return for the Council. Moreover, there are more economic opportunities open to the Council to meet that demand.</p> <p>CWR team and Jigsaw were approached for use by them as operational premises or to be developed as part of CWR. The house is end of terrace so not suitable for either. However, the proposal is to retain the freehold of the adjacent open ground for</p>

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			<p>be achieved by disposal. Moreover, the nature of the property is not considered as suitable to meet the needs for temporary accommodation and has not been included in the forthcoming review of homeless demand and temporary accommodation. Disposal of the property will enable external investment and achieve the Council plan outcome of Homes for all.</p> <p>Consequently, Cabinet approval to the freehold disposal of as surplus residential asset at 27 Eastgate Street, Winchester is recommended.</p>	<p>potential use as public access or signage in the CWR development.</p>
A10	Q2 Finance & Performance monitoring	That the progress achieved during Q2 of 2023/24 be noted and the contents of report CAB3424 be	The Council Plan sets out the strategic priorities of the council and report CAB3424 and Appendix 1 provides a	Report CAB3424 is for Cabinet to review the comments of the Scrutiny Committee

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		<p>endorsed.</p>	<p>summary of the council's progress during the period 1 July 2023 to 30 September 2023 (Q2).</p> <p>Appendix 2 provides a financial update for both the General Fund and Housing Revenue Account (HRA) as of 30 September 2023.</p> <p>Appendix 3 provides the refreshed set of key performance indicators adopted in December 2022.</p> <p>Appendix 4 includes highlight reports for each of the council's 'Tier 1' programmes and projects.</p> <p>Appendix 5 are the action notes of the Performance Panel meeting that took place on 7 November 2023.</p>	<p>and consider the activity of the council for the period July to September 2023.</p>

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A11	Park and Ride bus contract - results of tendering for new contract (less exempt appendices)	<ol style="list-style-type: none"> 1. That the Strategic Director be authorised to award the contract in accordance with the published evaluation criteria to the company identified as Tenderer 2 in Exempt Appendices B and C of CAB3431. The contract is for a 5-year period commencing April 2024 using Euro VI vehicles fuelled with HVO. 2. That the Strategic Director be authorised to enter into all necessary agreements with Tenderer 2. 3. That delegated authority be granted to the Service Lead, Legal to execute and enter into all necessary legal 	<p>The purpose of report CAB3431 is to implement a new Park and Ride (P&R) bus contract to reduce the Council’s overall annual carbon emissions by 8%. The current contract is due to expire on 18 April 2024.</p> <p>The park and ride service is an integral part of the Winchester Movement Strategy and supports the achievement of the Council’s carbon and air quality targets by providing an affordable alternative to parking within the city centre.</p> <p>The previous Cabinet report in June (CAB 3397) recommended obtaining tender prices that allowed for three different tender options including Zero Emission buses, Euro VI standard buses (reuse of the existing</p>	Tendering options were agreed as part of CAB3397.

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		<p>documentation.</p> <p>4. That it be noted that external funding will be sought to enable a replacement zero emission bus contract in line with its ambitions to be carbon neutral and that the contract allows for termination with a 6-month notice period after the initial 36 months (3 years) to allow the City Council to procure a zero carbon service subject to funding availability.</p>	<p>or same specification buses), and Euro VI buses operating with HVO (Hydrotreated Vegetable Oil) as an alternative fuel. This was so that the comparison costs of different options could be determined. This report seeks to approve the award of a Tender that provides for HVO fuelled buses until such time as an electric bus option becomes more affordable or Government funding under the ZEBRA programme is secured.</p> <p>Following additional legal and procurement advice it was subsequently determined that tenders could only be sought to one single option; therefore, tenders were sought for a service operating using HVO, albeit indicative prices were</p>	

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			<p>obtained for a zero carbon service. The HVO option supports the council priority of tackling the Climate Emergency and Creating a Greener District going greener faster and reducing the Council's overall carbon emissions by 8% within the existing service budget. The new reduced carbon service will commence in a timely manner as vehicles including infrastructure will be in place for April 2024 .</p>	