

**Decisions taken by the Cabinet on Tuesday, 15 October 2024**

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

A7	River Park Cricket Pavilion	<ol style="list-style-type: none"> <li>1. That an increase to the capital budget of £200,000 be approved, bringing the total approved budget to £2,300,000.</li> <li>2. That £1,467,000 District Wide Community Infrastructure Levy funding be approved, including approval of the reallocation of previous approved CIL for Station Approach, Hookpit and Durngate projects.</li> <li>3. That an additional £200,000 of Town CIL funding be approved.</li> <li>4. That, in addition to the</li> </ol>	<p>The cricket pavilion on River Park has, for a number of years, been in an increasing state of dilapidation. There has been much community interest and involvement, working with the council, to see the provision of a new facility that is fit for purpose but is also of a quality that befits its setting and role. Following planning permission in December 2022, capital budget was approved for the construction of a replacement pavilion and for preliminary feasibility work to be carried out. The project has now reached the stage of being ready to tender for construction of the</p>	<p>Do nothing – retain existing pavilion. This was rejected as the pavilion is well beyond its useful life, does not provide appropriate facilities or disabled access. The cost of continued repair and maintenance does not represent value for money and also impacts on the council’s ability to generate income from bookings.</p> <p>Demolish pavilion and do not replace. Although this would present a small saving in ongoing operation costs and reduces the level of capital expenditure to that of demolition, this option has been rejected. The loss of facilities provided by the</p>
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		<p>£40,000 already approved for fees, additional capital expenditure of up to £2.26m for the construction of the new River Park Cricket Pavilion be approved.</p> <p>5. That a net increase to the Cricket Pavilion revenue budget of £17,500 from 2026/27 be approved, for the ongoing cost for the operation, management and maintenance of the pavilion to be met from existing Town Forum budgets.</p> <p>6. That, subject to approval of the recommendations above, and subject to the securing of all required funding, the Corporate Head of Asset</p>	<p>pavilion.</p> <p>Report CAB3474 sets out the sport and community benefits and outcomes, design standards and costs for the replacement pavilion on River Park. This forms the final business case for the development of the Cricket Pavilion and seeks approval for budget expenditure to enable officers to move to the next stage of inviting tenders for the construction works and enter into contract to undertake the build works.</p>	<p>pavilion would prevent the council's highest quality pitch from being used for any cricket matches. It will reduce the provision of sport facilities and the subsequent access to physical activity and community/social recreation. The pavilion has community support and is well used so the demands for this type of facility would go unmet.</p> <p>Replace the pavilion with a redesigned specification. There have been several options explored as to how the pavilion could be replaced over the course of the project's history, from like for like, off the shelf prefabricated units or redesigned to lower cost specifications. These have been rejected due for two</p>

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		<p>Management be authorised to invite and evaluate tenders and to award a design and build contract to the preferred bidder in accordance with the Public Contracts Regulations 2015 and Council’s Contract Procedure Rules for the construction of the River Park Cricket Pavilion.</p>		<p>reasons;</p> <p>a) the minimal impact they have been able to have on the replacement costs,</p> <p>b) the lack of enhanced and improved facilities they would provide resulting in a failure to meet modern ECB design standards which enables increased participation through facilities for disabled, female and league clubs.</p>
<b>A9</b>	Bar End depot disposal (less exempt appendices)	<p>1. That a conditional freehold sale contract (subject to planning) be approved with McCarthy &amp; Stone Retirement Lifestyles Limited on the terms set out in the exempt heads of terms at Appendix 5.</p>	<p>The former Bar End Depot site ('the Site') is an unoccupied 2.84-acre freehold Council owned site that has been largely unused for over 7 years. It has been identified for a number of years for disposal to facilitate its redevelopment and</p>	<p>Do Nothing: Discounted due to ongoing financial liabilities and not a good use of Council assets.</p> <p>Leisure: Discounted due to the significant investment already made by the Council in the adjoining WSLP and</p>

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		<p>2. That authority be delegated to the Strategic Director to agree final details of the contract of sale within the parameters set out in exempt Appendix 5.</p>	<p>generate a capital receipt for the Council.</p> <p>In October 2020, Cabinet approved marketing of the Site, with timing delegated to the Strategic Director, but approval of the preferred bidder would be subject to further Cabinet approval.</p> <p>Marketing of the Site took place with the benefit of independent advice and was set within the Council's existing policies and statutory obligations. Following a full marketing exercise, that attracted strong market responses, and a comprehensive public engagement process, a preferred bidder has been identified for recommendation. This report seeks Cabinet Approval to</p>	<p>KGV Pavilion.</p> <p>Light Industrial: The least compatible use for the location due to potential noise and traffic generation.</p> <p>A high-level request for community space had been initiated by the Highcliffe Forum during previous public engagement, although with no specific information on how such a facility would be used, funded or operated. The most recent request was received via petition after the marketing process had concluded. Although possible to re-market the Site with a requirement for a community space, this would undoubtedly impact negatively on the reputation of the Council and the outcomes of any future</p>

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			<p>the freehold sale of this Site on a conditional contract to McCarthy &amp; Stone, subject to the purchaser obtaining planning consent.</p> <p>Report CAB3447 sets out the planning policy, public engagement, marketing and bidder selection process that has been undertaken to secure the recommended preferred bidder.</p> <p>Redeveloping the former Bar End Depot site will:</p> <ul style="list-style-type: none"> <li>(i) create much needed new private and affordable housing for the district</li> <li>(ii) provide an important convenience store for the local community, who throughout consultation identified this as their highest</li> </ul>	<p>marketing process. Inclusion of a community space would have to be at the expense of a convenience store or affordable housing provision and would adversely affect viability. There is no clear exposition of how the community space would operate and be able to fund running costs of the building. Use of Community Infrastructure Levy funding to finance the community space would be a lost opportunity cost to other parts of the district that have not enjoyed the level of investment of CIL enjoyed by the Highcliffe community. There is alternative community space available in the locality albeit not to the specific requirement of the Highcliffe forum. For these reasons it is not recommended to halt this</p>

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			<ul style="list-style-type: none"> <li>(iii) priority enhance pedestrian routes through the Site, affording improved access to the Winchester Sports and Leisure Park and other local facilities</li> <li>(iv) create new jobs in the local area</li> <li>(v) reinforce sustainability of the Highcliffe area</li> <li>(vi) include essential healthcare provision for senior residents of the District</li> <li>(vii) improve this major gateway entrance to the city in terms of built-form and mixed use</li> <li>(viii) be complementary to the Winchester Sport and Leisure Park ('WSLP') and the King George V Pavilion</li> </ul>	<p>decision and remarket the site with a requirement for a community space.</p>

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			<ul style="list-style-type: none"> <li>(ix) make productive use of brownfield land</li> <li>(x) generate a significant capital receipt to help support delivery of Council services.</li> </ul>	
<b>A13</b>	Acquisition of affordable homes at Hazeley Road, Twyford	<ol style="list-style-type: none"> <li>1. Approve the allocation and expenditure of the sum set out in paragraph 2.1 of exempt report CAB3477 of the New Build Unallocated Capital Budget to purchase land and 10 new affordable properties at Land North of Hazeley Road, Twyford.</li> <li>2. Authorise the Corporate Head of Asset Management to negotiate and agree the terms and conditions for the purchase by WCC of</li> </ol>	<p>Exempt report CAB3477 seeks approval for the allocation and expenditure of New Build Unallocated Capital Budget for the purchase of land and subsequently the purchase of 10 new affordable properties in Twyford and for approval for the purchase.</p> <p>The purchase will help meet housing need and support the Council Plan Homes for All priority.</p>	<p>Not to purchase the homes – this would compromise the ability of the council meeting its Homes for All priority and new council homes target. The Housing Strategy and HRA Business Plan identify the acquisition of S106 units as a key way of delivering the new council homes, alongside other methods, such as directly commissioned development.</p>

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		<p>land and subsequent completion and handover of 10 completed homes on that land subject to planning consent being granted.</p> <p>3. Authorise the Corporate Head of Asset Management in consultation with the Section 151 Officer, to enter into a land agreement and a build agreement to acquire land and the 10 homes to then be built on that land from Alfred Homes Ltd. for the purchase price set out in paragraph 2.1 of the exempt report.</p> <p>4. Authorise the Corporate Head of Asset</p>		



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		<p>Management to enter into any planning and/or legal agreements required to purchase the 10 completed homes.</p> <p>5. Approve an exception to the council’s Contract Procedure Rules in accordance with paragraph 50.1(g) to enable the purchase of the 10 completed homes.</p>		