

Decisions taken by the Cabinet on Tuesday, 15 July 2025

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

A7	Future of former leisure centre site	<ol style="list-style-type: none"> 1. That the feedback from the resident engagement undertaken in June 2025 be noted. 2. That the recommended approach to market the site for sale and find a new investor be agreed, including agreeing the evaluation criteria as set out in paragraph 11.8 of report CAB3466. 3. That resident engagement events take place following the receipt of expressions of interest stage and final bid as part of the on-going and continued commitment to resident 	<p>On 9 March 2022 Cabinet agreed to dispose of a long lease of the former leisure centre at Gordon Road, River Park, Winchester to the University of Southampton (UoS). This was to be preceded by an agreement to lease based on draft heads of terms which were appended to the cabinet report (CAB3342).</p> <p>The UoS has now confirmed that after much consideration and planning around their estate and future investments, they have decided not to progress their plans for the former leisure centre. As a consequence, this report</p>	<ol style="list-style-type: none"> 1. Council refurbish and reuse as leisure centre The council has already made significant investment in the Winchester Sport and Leisure Park (WSLP) at Bar End and a further competing facility in close proximity is against the competing clause within the WSLP management contract. This option is not recommended. 2. Council Redevelop Site Redevelopment of the site by the council would require funding
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		<p>and stakeholder engagement.</p> <p>4. That a budget of £130,000 be approved, financed from the MIR reserve, to fund the costs of marketing the site.</p> <p>5. That authority be delegated to the Strategic Director with responsibility for the former Leisure Centre site project to market the site and invite bids.</p> <p>6. That a further report be brought back to Cabinet with recommendation to approve the sale of the site to the preferred bidder.</p>	<p>seeks approval to market the site for sale on a long lease in order to find a new investor to facilitate its redevelopment for economic, social and community benefit, and generate a capital receipt for the council.</p> <p>In view of the forthcoming Local Government Reorganisation the Council wants to ensure that the future of this community asset is secured prior to the new unitary authority being established and the timeline set out in report CAB3466 is designed to achieve that.</p>	<p>as well as risk to the council.</p> <p>This option is not recommended.</p> <p>3. Demolish and Leave</p> <p>A budget has been included in the Capital Investment Strategy for demolition funded by existing capital receipts. In addition, further funding would be required to 'make good' the site following demolition. Although this is not the best use of the site, in the event that there is a poor response at the expression of interest stage this option could be revisited in the short-term.</p>

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				<p>This option is not currently recommended</p> <p>4. Do nothing</p> <p>The site is currently redundant, but the council is still responsible for on-going maintenance and site safety. This option is not a good use of council assets.</p> <p>This option is not recommended.</p>

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A8	Corner House, North Walls, Winchester (less exempt appendix)	<ol style="list-style-type: none"> 1. That the Corporate Head of Asset Management be authorised to dispose of the Corner House, North Walls, Winchester on the open market on a freehold or leasehold basis. 2. That it be noted that the £1.8m Corner House scheme in the capital programme (CAB3490 refers) will be subsumed into the 'Unallocated 1,000 Homes' scheme to increase the investment in other affordable accommodation, subject to authority to spend. 	<p>Following a decision in 2020, the Council acquired six properties. Five of those properties have been brought into use as either social rent or affordable rent homes.</p> <p>The remaining asset that was proposed for redevelopment (Corner House, Winchester) has been subject to a thorough options appraisal. Report CAB3489 seeks approval to dispose of the Corner House in Winchester on the open market on a freehold or leasehold basis.</p> <p>The £1.8m scheme budget in the capital programme will be subsumed into the 'Unallocated 1,000 Homes' scheme to increase the investment in other affordable accommodation, subject to authority to spend.</p>	The redevelopment options for the site have been considered and rejected for the reasons outlined in section 2 of report CAB3489.

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