



**Meeting** Cabinet

**Date and Time** Tuesday, 15th July, 2025 at 9.30 am.

**Venue** Walton Suite, Guildhall, Winchester and streamed live on YouTube at [www.youtube.com/winchestercc](http://www.youtube.com/winchestercc).

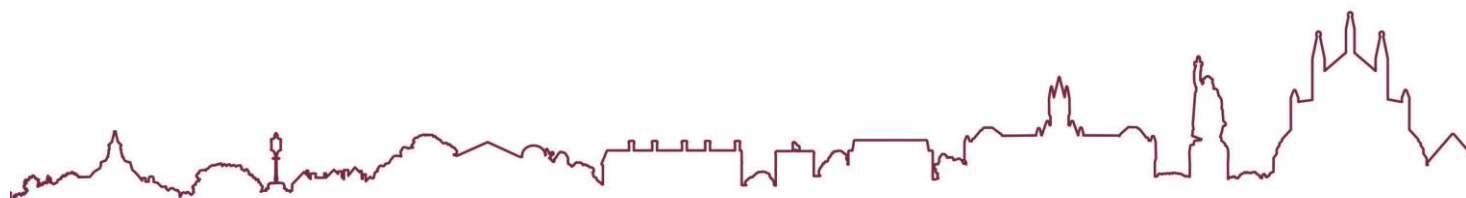
**Note:** This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel ( [youtube.com/WinchesterCC](http://youtube.com/WinchesterCC) ) during the meeting.

**A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 working days before the meeting (by 5pm on 9 July). Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.**

## **AGENDA**

### **PROCEDURAL ITEMS**

1. **Apologies**  
To record the names of apologies given.
2. **Membership of Cabinet bodies etc.**  
To give consideration to the approval of alternative arrangements for appointments to bodies set up by Cabinet or external bodies, or the making or terminating of such appointments.
3. **Disclosure of Interests**  
To receive any disclosure of interests from Councillors or Officers in matters to be discussed.  
*Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs) and non-registerable interests (NRIs) in accordance with the Council's Code of Conduct.*
4. **To note any request from Councillors to make representations on an agenda item.**



*Note: Councillors wishing to speak address Cabinet are required to register with Democratic Services three clear working days before the meeting (see agenda item 5 below for contact details). Councillors will normally be invited by the Chairperson to speak during the appropriate item (after the Cabinet Member's introduction and questions from other Cabinet Members).*

## **BUSINESS ITEMS**

### **5. Public Participation**

– to note the names of members of the public wishing to speak on general matters affecting the District or on agenda items (in the case of the latter, representations will normally be received at the time of the agenda item, after the Cabinet Member's introduction and any questions from Cabinet Members).

*NB members of the public are required to register with Democratic Services three clear working days before the meeting (see below for contact details and deadline).*

Members of the public and visiting councillors may speak at Cabinet, provided they have registered to speak three working days in advance. Please complete this form (<https://forms.office.com/e/9p54XGuiub>) **by 5pm on Wednesday 9 July 2025** or call (01962) 848 264 to register to speak and for further details.

### **6. Minutes of the previous meeting held on 18 June 2025 (Pages 5 - 10)**

### **7. Leader and Cabinet Members' Announcements**

### **8. Future of former leisure centre site (Pages 11 - 42)**

**Key Decision** (CAB3466)

### **9. Corner House, North Walls, Winchester (less exempt appendix) (Pages 43 - 52)**

**Key Decision** (CAB3489)

### **10. To note the future items for consideration by Cabinet as shown on the August 2025 Forward Plan. (Pages 53 - 58)**

11. EXEMPT BUSINESS:

To consider whether in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

- (i) To pass a resolution that the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100 (I) and Schedule 12A to the Local Government Act 1972.

12. Corner House, North Walls (exempt appendix) (Pages 59 - 60)

**Key Decision**

(CAB3489)

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.

**Laura Taylor**  
**Chief Executive**



7 July 2025

Agenda Contact: Nancy Graham, Senior Democratic Services Officer  
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*\*With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website [www.winchester.gov.uk](http://www.winchester.gov.uk)*

## **CABINET – Membership 2025/26**

Chairperson: Councillor Tod - Leader and Cabinet Member for Regeneration  
Vice-Chairperson: Councillor Cutler - Deputy Leader and Cabinet Member for Finance and Transformation

<u>Councillor</u>	<u>Responsibility</u>
Becker	Cabinet Member for Healthy Communities
Cramoysan	Cabinet Member for Recycling and Public Protection
Learney	Cabinet Member for the Climate and Nature Emergency
Porter	Cabinet Member for Place and the Local Plan
Thompson	Cabinet Member for Business and Culture
Reach	Cabinet Member for Good Homes

**Quorum** = 3 Members

### **Corporate Priorities:**

As Cabinet is responsible for most operational decisions of the Council, its work embraces virtually all elements of the Council Strategy.

### **Public Participation at meetings**

Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers.

To reserve your place to speak, you are asked to **register with Democratic Services three clear working days prior to the meeting** – please see public participation agenda item below for further details. People will be invited to speak in the order that they have registered, subject to the maximum time period allowed for speaking not being exceeded. Public Participation is at the Chairperson's discretion.

### **Filming and Broadcast Notification**

This meeting will be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled but you may have to enable your device to see them (advice on how to do this is on the meeting page).

### **Disabled Access**

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) to ensure that the necessary arrangements are in place.

### **Terms Of Reference**

Included within the Council's Constitution (Part 3, Section 2) which is available [here](#)

## **CABINET**

**Wednesday, 18 June 2025**

Attendance:

Councillors  
Tod (Chairperson)

Cutler  
Cramoysan  
Becker

Learney  
Porter  
Thompson

Apologies for Absence:

Councillors Reach

Members in attendance who spoke at the meeting

Councillors Bolton, Godfrey, Horrill and Lee

[Video recording of this meeting](#)

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### 1. **APOLOGIES**

Apologies were received from Councillor Reach as noted above.

### 2. **MEMBERSHIP OF CABINET BODIES ETC.**

There were no changes to be made.

### 3. **DISCLOSURE OF INTERESTS**

Councillors Tod and Porter declared disclosable pecuniary interests in respect of various items on the agenda due to their role as Hampshire County Councillors. However, as there was no material conflict of interest, they remained in the room, spoke and voted under the dispensation granted on behalf of the Audit and Governance Committee to participate and vote in all matters which might have a County Council involvement.

### 4. **PUBLIC PARTICIPATION**

Two members of the public spoke regarding report CAB3501 and their comments are summarised under the relevant minute below.

5. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 21 May 2025 be agreed as a correct record.

6. **LEADER AND CABINET MEMBERS' ANNOUNCEMENTS**

Councillor Learney announced that the council was the top performing district council in the UK with a score of 68% in the Climate Emergency UK 2025 council climate action scorecards. She congratulated all the council staff involved in this achievement.

Councillor Thompson provided an update on applications for the Shared Prosperity Funds 2025/26 with applications now closed and both funds being over-subscribed.

7. **STATION APPROACH - CONCEPT MASTERPLAN**  
**(CAB3501)**

Councillor Porter introduced the report which explained the process undertaken to date in preparing the concept masterplan and sought Cabinet endorsement for this to be considered as a material planning consideration in the assessment of future planning applications across the Station Approach site.

Two members of local groups spoke during public participation as summarised briefly below. In addition, apologies were received from Cycle Winchester had registered to speak but were unable to attend the meeting.

John Hearn (City of Winchester Trust)

He stated that the concerns had been raised previously in a formal response to the masterplan proposals but did not consider these were reflected in the summary of comments. The Trust believed that the red line boundary should be drawn wider to show the full context of the regeneration area, including two important public realm connections to the city centre. The plan should propose traffic should be re-routed to two-way in Sussex Street and the layout and position for the bus interchange should be agreed. Mechanisms for securing developer contributions for public realm improvements over and above CIL should be set out and the proposed 6-storey building should be reduced in height.

Phil Gagg (WinACC)

He emphasised the importance of providing an adequate transport interchange and ensuring sufficient space was provided in the development. As such an important feature of the scheme he believed it should be included in the masterplan. He also agreed with points made above regarding the importance of the masterplan being clearer on the pedestrian and cycling connections.

At the invitation of the Leader, Councillors Lee and Godfrey addressed Cabinet as summarised briefly below.

Councillor Lee

Councillor Lee acknowledged the work involved in creating the masterplan. However, he believed that the principles regarding building topology scale mass and layout alongside optimal capacity considerations should be fixed prior to any outline planning application being submitted. He asked whether a lifecycle and ecosystem services lens has been fully applied in shaping the masterplan and whether a supplementary eco design brief and sustainability charter should also be drafted. As a specific example, he queried whether underground parking solutions had been considered.

Councillor Godfrey

Councillor Godfrey confirmed his support of the redevelopment of the Station Approach area but agreed with concerns raised during public participation regarding the apparent omission of connectivity to the wider Winchester town area. He believed that slow progress was being made and although he welcomed the consultation undertaken, considered its usefulness was limited because of the lack of firm proposals set out. The vision should be made clearer and narrowed down to make it achievable. In particular, he queried why the land owned by Network Rail was included when it was unlikely to be available?

Councillors Porter and Tod together with the Corporate Head of Planning and Regulatory Services and the Head of Programme: Regeneration responded to the comments made and further questions from Cabinet members. Points included highlighting the impact of the creation of a new strategic authority for Hampshire on the ability to influence rail and transport matters and confirming that the prioritisation of sustainable transport had been at the heart of the proposals. The Highways Authority and bus companies had been involved throughout.

Cabinet also welcomed four representatives from the Design Engine consultant team to the meeting: Oliver Moore (Design Engine), Lora White (New Masterplanning), Oliver Davey (Urban Movement) and Stephen Bee (Urban Counsel). They also responded to the points raised above and further questions from Cabinet members. These included confirmation that the area outside the red line boundary was considered in terms of routes across the city centre, including reference to the Winchester Local Cycling and Walking Infrastructure Plan (LCWIP). The impact of views of the development across the city would continue to be considered.

The Design Engine team confirmed that they had liaised with the Central Winchester Regeneration Team and bus operators regarding the future demands for a bus interchange. This included the suggested possible provision of a new bus lane along Andover Road by utilising land from the Cattle Market site.

Cabinet agreed to the following for the reasons set out in the report and outlined above.

RESOLVED:

1. That the concept masterplan process be noted, including the public engagement strategy undertaken by the Regeneration Project Team which has helped to inform the preparation of the concept masterplan for the Station Approach regeneration area which has been undertaken following the Council's master planning framework process.

2. That the 'Connecting Place: Station Approach Concept Masterplan' be endorsed that is attached as Appendix 1 to the report which will then become a material consideration to inform the development management assessment of future planning applications across the regeneration area.

8. **HOUSING REVENUE ACCOUNT (HRA) SOLAR PANEL INSTALLATION  
ENERGY COST REDUCTION SHARING POLICY**  
(CAB3507)

On behalf of Councillor Reach, Councillor Cutler introduced the report.

At the invitation of the Leader, Councillors Lee and Horrill addressed Cabinet as summarised briefly below.

Councillor Lee

Councillor Lee welcomed the policy and asked that it be rolled out as quickly as possible. He raised a number of detailed points including the following: whether a cost-benefit analysis comparing in-house versus contracted maintenance would be undertaken? A suggestion that the relevant council teams formally partner with Hampshire Environment Advice Centre and the "homes made better" initiative to deliver support and optimal information for tenant; A request that the procurement and delivery model remain flexible as technology developed.

Councillor Horrill

Councillor Horrill expressed concern about the lack of consultation undertaken, including that the report had not been considered by the TACT Board. She raised a number of questions including the following: would the scheme be subsidised by the HRA? Concerns regarding staffing implications. What KPIs would be used to monitor the scheme? Concern over whether an adequate market testing had been undertaken.

Councillor Cutler together with the Strategic Director and the Retrofit Manager responded to the comments made including confirming the ongoing different methods of consultation that would take place with tenants and that the KPIs would be monitored as part of the retrofit programme. Cabinet suggested that the policy be reviewed and that an update report be submitted to either Economy and Housing Policy Committee or Cabinet Committee: Housing as appropriate.

Cabinet agreed to the following for the reasons set out in the report and outlined above.



RESOLVED:

1. That installation of solar panels and batteries to a Council tenants' home will be conditional upon the tenant agreeing to a 'use and maintenance' payment for the solar panel and battery.
2. That the use and maintenance payment will be a 50% share of the savings the household can expect from using energy from the solar panel and battery.
3. That the use and maintenance charge will commence after twelve months of usage and be based on monitored savings.
4. That the Strategic Director with responsibility for Housing be authorised to instruct the procuring and purchasing of energy monitors to install in properties receiving solar, funded from the existing retrofit budget.

9. **Q4 FINANCE & PERFORMANCE MONITORING**  
(CAB3505)

Councillor Cutler introduced the report and referred to its discussion at Scrutiny Committee on 5 June 2025 where a number of points were raised and responded to at the meeting. He also reported on the committee's resolution that a number of other points be considered by himself as Cabinet Member and relevant officers.

At the invitation of the Leader, Councillors Lee and Bolton addressed Cabinet as summarised briefly below.

Councillor Lee

Councillor Lee repeated concerns raised at Scrutiny Committee about an alleged hedge cutting incidence during bird nesting season. He also reiterated concerns raised at the previous cabinet meeting regarding suggestions for improvements to KPIs not being included. Finally, he queried whether adequate resources would be available for the LGR process.

Councillor Bolton

Councillor Bolton repeated concerns expressed at Scrutiny Committee that only two cabinet members and one council officer were in attendance to respond to members' questions which he considered was inadequate. He asked a number of detailed questions regarding the potential impact of delays to switching to a low carbon fleet and the impact of LGR together with progress towards the TC25 targets.

Councillor Cutler responded to the comments made including highlighting that a number of them did not relate to the contents of the report and some had been addressed at the previous cabinet meeting. He also disputed comments made regarding attendance at Scrutiny Committee and emphasised that any questions

that could not be answered could be forwarded to the next Cabinet meeting to be addressed.

Cabinet agreed to the following for the reasons set out in the report and outlined above.

RESOLVED:

That the progress achieved during Q4 of 2024/25 be noted and the contents of the report be endorsed.

10. **FUTURE ITEMS FOR CONSIDERATION BY CABINET**

Cabinet noted that a report on the Corner House, North Walls, Winchester had been added as an addition to the Forward Plan since the agenda for Cabinet had been published.

RESOLVED:

That the list of future items as set out in the Forward Plan for July 2025 be noted.

The meeting commenced at 9.30 am and concluded at 11.40 am

Chairperson

CAB3466  
CABINET

REPORT TITLE: FUTURE OF FORMER LEISURE CENTRE SITE

15 JULY 2025

REPORT OF CABINET MEMBER: Councillor Kathleen Becker Cabinet Member for Healthy Communities

Contact Officer: Ken Baikie/Emma Taylor Tel No: 07745 736322

Email kbaikie@winchester.gov.uk/etaylor@winchester.gov.uk

WARD(S): ST BARTHOLOMEW

PURPOSE

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).

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 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.

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 this report is designed to achieve that.

**RECOMMENDATIONS:**

1. Note the feedback from the resident engagement undertaken in June 2025.
2. Agree the recommended approach to market the site for sale and find a new investor including agreeing the evaluation criteria as set out in paragraph 11.8.
3. Agree that resident engagement events will take place following the receipt of expressions of interest stage and final bid as part of the on-going and continued commitment to resident and stakeholder engagement.
4. Approve a budget of £130,000, financed from the MIR reserve, to fund the costs of marketing the site.
5. Delegate authority to the Strategic Director with responsibility for the former Leisure Centre site project to market the site and invite bids.
6. Note that a further report will be brought back to Cabinet with recommendation to approve the sale of the site to the preferred bidder.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

## 1.1 Greener Faster

Our Carbon Neutrality Action Plan ensures all council activity is undertaken with a view to supporting our commitment to achieving net zero carbon. We are actively working with partners to ensure that development in the district is undertaken sustainably. The re-use of this previously developed site which provides economic, social and community benefit would align and support this aim.

## 1.2 Thriving Places

The council's Green Economic Development Strategy sets out the opportunity to build a cluster of national significance in creativity, design and related heritage and nature/land based professional services along with the opportunity to deepen a creative network of scale. The redevelopment of this site would therefore support the economic development of the city in line with the council's already stated ambitions. Once the development is defined, it would bring construction and jobs to the area. The value of these jobs would be quantified once the proposals are determined.

## 1.3 Healthy Communities

At all times free public access to the green space on River Park and the Skate Park would be maintained. There will be no impact on the surrounding green space, whether park or playing area or tennis courts this is wholly out of scope. Likewise, the indoor bowling green will be maintained

## 1.4 Good Homes for All

Due to the original Indenture in 1902 prohibiting certain uses this project does not foresee building homes/student accommodation on the site. Furthermore, the Local Plan allocation does not include residential uses on this site.

## 1.5 Efficient and Effective

The project will be managed in line with the council's project management framework. This includes reviewing and updating the project risk register and ensuring that mitigation measures are implemented. The project will be managed via the Property Board and quarterly highlight reports will be submitted to PAC Board for review and published as part of the quarterly Finance and Performance Cabinet report.

## 1.6 Listening and Learning

The former leisure centre site is located in River Park and future use of the site is of considerable interest to local residents. There has been engagement

and consultation regarding the site as part of the emerging local plan, this involved two rounds of public consultation on the allocation of this site under Policy W10 as part of the local plan and the future of the site was also discussed at the Local Plan examination (hearing session 3 June 2025). The views of the public will be sought through this next phase as the council seeks a new partner who can invest in the site of the former leisure centre. A public engagement session took place on 26 June 2025 which consisted of display boards at the civic offices with feedback forms and council officers were on hand to answer questions. Throughout the marketing process there will also be continued communication and engagement as set out in paragraph 11.10.

## 2 FINANCIAL IMPLICATIONS

- 2.1 Previous reports have identified that an exciting use for the site might generate a capital receipt or income stream (CAB3093, CAB3190, CAB3242) and the disposal of the site to the UoS anticipated a capital receipt (CAB3342).
- 2.2 The council is facing a significant budget deficit by 2028, and as part of the Transformational Challenge 2025 (TC25) 'Asset Challenge' workstream, it is critical that all redevelopment opportunities are considered within this context and only those that are affordable and financially sustainable are approved.
- 2.3 The council can use capital receipts to fund new capital expenditure either for future projects or to reduce the borrowing requirement for previous unfinanced capital expenditure which reduces the annual cost of servicing the debt via reduced MRP (principal repayment) and interest costs.
- 2.4 It is envisaged that through this process the investor partner may wish to negotiate use of some of the council's 195 car parking spaces. It is expected that car park users would park elsewhere in the city centre and at Park & Ride facilities which will result in a small amount of lost income overall. The estimated net income for the car park is £92,000 per annum. The council will need to assess car parking requirements for the different bids and the associated income/loss of income to the council.
- 2.5 The decommissioned leisure centre currently has costs associated with it. Although it has been successfully deregistered for business rates the ongoing maintenance and security costs are the council's responsibility and are currently budgeted at £40k per annum.
- 2.6 To initiate the next phase of work, a budget of up to £130,000 will be required. This budget will fund professional expertise to undertake marketing of the site and associated technical surveys.

## 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The proposed transaction is a land disposal by way of long lease and is not considered a procurement covered by the Procurement Act 2023 (PA23).

Only if a purchaser is under an obligation to carry out specified works (conferring a pecuniary benefit for the council) will that obligation arise and, therefore, is not applicable in the circumstances recommended within this report.

- 3.2 All procurement required for delivery of the project will be conducted in accordance with the Procurement Act 2023, the council's Contract Procedure Rules (CPRs) and adhere to the council's Procurement and Contract Management Strategy (2020-2025) in consultation with the Procurement and Legal Teams.
- 3.3 The general power of disposal is contained at section 123 of the Local Government Act 1972 which gives a local authority the power to dispose of land held by it in any manner it wishes provided that the local authority achieves the best consideration that can reasonably be obtained except where the disposal is for a short tenancy (the grant of a term not exceeding seven years or the assignment of a term which has not more than seven years to run) or the local authority has the consent of the Secretary of State.
- 3.4 The Secretary of State has issued a general consent for disposals of land under section 123 for less than best consideration. This allows a local authority to dispose of land for less than best consideration if it considers that the disposal will contribute to the promotion or improvement of the economic, social or environmental well-being of its area and the extent of the undervalue is no more than £2m.

#### Open space

- 3.5 The council has the power to dispose of land and buildings under sections 111 and 123 of the Local Government Act 1972.
- 3.6 Under section 123(2A) of the 1972 Act a council may not dispose of open space unless before doing so they cause notice to be published of the intention to do so, specifying the land in question, and advertised for two consecutive weeks in a local newspaper. The council must then consider any objections to the proposed disposal.
- 3.7 Section 123(2A) defines open space by reference to the definition given in S336(1), Town and Country Planning Act 1990, as follows: "any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground".
- 3.8 Careful consideration has been given to the areas of the Site meeting the definition of open space for the purposes of S123(2A) Local Government Act 1972 having regard to case law including *Whitstable Society v Canterbury City Council* [2017] EWHC 254 (Admin). Officers having taken KC advice are satisfied that the closed leisure centre itself and the leisure centre car park do not meet the definition of open space set out in the Act.

#### Best consideration reasonably obtainable

- 3.9 When disposing of land, the council has an obligation to obtain the 'best consideration reasonably obtainable' (section 123(2) Local Government Act 1972). The best consideration reasonably obtainable can be established by way of a competitive process or by a valuation exercise (or both).
- 3.10 The appropriate level at which to agree the sale price (capital receipt) will be assessed by an independent valuer in accordance with S123 'Best Consideration' principles.

*Best value obligations*

- 3.11 Under S3 of the Local Government Act 1999, a best value authority must make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. For the purposes of deciding how to fulfil this duty, an authority must consult specified representatives. Case law establishes that the duty to consult is triggered by decisions about high-level issues concerning the approach to the performance of an authority's functions, and it is about those and not about particular implementation that consultation is required. It is not considered that the proposed decision falls into the category requiring such consultation.

Statutory Trust and Appropriation

- 3.12 The Site forms part of the council's freehold title no. HP3062 which also includes River Park and the site of the Ancient Gateway of Hyde Abbey. This freehold title was acquired under an Indenture dated 3 July 1902 made between William Barrow Simonds and the Urban District Council of the City of Winchester, being the Winchester City Council's statutory predecessor. The conveyance was made "for the purpose of a Public Park and Recreation Ground".
- 3.13 In consequence, a statutory trust arose under section 164 of the Public Health Act 1875, which required the land including the whole Site to be used as "public walks or pleasure grounds". This statutory trust would potentially bind a purchaser of the Site. However, it is open to the council to bring the statutory trust to an end, insofar as this is required to allow a new scheme to proceed, by means of appropriating the relevant part of the Site under S122 Local Government Act 1972 and/or by the exercise of the power under S203 Housing and Planning Act 2016 which permits works notwithstanding that they interfere with adverse rights or breach a contractual restriction, subject to payment of compensation.
- 3.14 More detailed consideration of these matters would be undertaken once the details of the proposed scheme were known, and a further decision by the council would be required for those parts of the Site required for the new scheme to be appropriated to enable the development proposals to move forward.



- 3.15 It should however be emphasised that not only would the skate park and indoor bowls club uses continue on the Site, but that continued public access to and recreational use of areas outside the Site, including Hyde Abbey Gardens, River Park and the tennis courts, would be unaffected by any new scheme. Further, there are footways around all four sides of the Site which allow public access to Hyde Abbey Gardens, River Park and the tennis courts from Gordon Road and Park Avenue.
- 3.16 The appropriation decision would be informed by a report, based on worked out development proposals, addressing the central issue under S122(1) Local Government Act 1972 of whether the relevant part of the Site “is no longer required for the purpose for which it is held”. This is a comparative test that involves consideration of whether there is a greater public need for development for the proposed new use than the current use.

#### 4 WORKFORCE IMPLICATIONS

- 4.1 The following external resources would be engaged to dispose of the site:
- Marketing agents
  - Technical consultants to undertake surveys

These would be procured, as set out in paragraphs 3.2 above.

- 4.2 The project will require support from teams across the council including Finance, Procurement, Planning, Estates, Legal and Communications. Ongoing staffing for all services are included in annual budgets or individual business cases.

#### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 This project recommends marketing the site for disposal by way of long lease of the now decommissioned Leisure Centre building and the land immediately around it. This site is currently held as a council asset which is surplus to requirements.
- 5.2 The former Leisure Centre site is an important part of the city and public access will be retained to River Park. Pedestrian access is maintained along the side of the car park and along Gordon Road.

#### 6 CONSULTATION AND COMMUNICATION

- 6.1 Previous engagement and consultations relating to the site are set out in CAB3342.
- 6.2 University of Southampton held a public listening exercise on 4 March 2023 with over 150 attendees providing thoughts on the redevelopment of the university's existing campus as well as the former RPLC site.



- 7.1 All potential options to redevelop the site will have to contribute towards the council's policy commitment to be carbon neutral and deliver an exemplar sustainable development that delivers environmental and well as social and economic benefits. All proposed development will be required to achieve

Biodiversity Net Gain in accordance with the relevant legislation and planning policy.

- 7.2 Any investor partner will have to review whether or not they can re-use the existing building for their proposals as set out in the Council's draft Local Plan reflecting the embodied carbon in the existing structure. Any proposals to demolish the building will have to be justified.
- 7.3 The site is located within flood zone category 3 which is an important consideration for redevelopment of the site.

## 8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Under s149 (1) of the Equality Act the council must have due regard, in the exercise of its functions, (and Cabinet must, as the decision maker of respect of the proposed decision, have due regard) to the need to:
- a) Eliminate discrimination, harassment, victimisations and any other conduct prohibited by the Act.
  - b) Advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share them.
  - c) Foster good relations between persons who share relevant protected characteristics and persons who do not share them.
- 8.2 An Equality Impact Assessment has been completed to assess the impact of this decision. The Impact Assessment is found in Appendix B

## 9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 Having had regard to the council's obligations under the Data Protection Act 2018 and General Data Protection Regulation (GDPR) 2018, it is considered that a Data Processing Impact Assessment (DPIA) is not required for this report.
- 9.2 Any data collected in relation to marketing the site will be held in accordance with the Data Protection Act 2018 and General Data Protection Regulations 2018.

## 10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
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Financial Exposure	Disposal of the site removes the liability of ongoing maintenance costs	Potential of a capital receipt.
Exposure to challenge  Risk of legal challenge from getting the process wrong	Work with legal, planning and procurement colleagues to ensure we adhere to the correct process and policy.	
Reputation  Risk of reputational damage by lack of consultation	Public engagement will be undertaken on the outcome of the viable options from the expression of interest stage and the uses at final bid stage.	The council has the opportunity to work closely with the local community to achieve an outcome that has broad support
Achievement of outcome  Risk that benefits will not be achieved	A suitably qualified consultant will be procured to undertake the marketing workstream.	
Property  Risk pertaining to empty building	The building has been secured and is monitored with security but a disposal will bring the site back into use	
Community Support  Risk of losing community support	Public engagement will be undertaken on the outcome of the viable options from the expressions of interest stage	There is opportunity for an exciting use that will benefit the community
Timescales  Risk of delay to the project	A project plan has been developed and will be monitored by the project board	
Project capacity  Risk that the council lacks the relevant capacity to move the project forward	This report requests a budget to commission external technical support to meet capability and capacity needs of the project	Opportunity for knowledge transfer into the council.

Dependencies and relationship to other council projects	Co-ordinated through the Regeneration Committee and Property Board.	Opportunity to share resources between projects
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## 11 SUPPORTING INFORMATION:

11.1 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). The agreement to lease allowed a 5-year window for UoS to obtain planning for the site and enables them to walk away from the deal if their business plan proves to be unviable. It was anticipated that the agreement to lease would be signed by March 2022 (as stated in the Heads of Terms).

11.2 The UoS have not been forthcoming with a viable scheme and have now advised the council 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.

11.3 In view of the decision taken by the UoS the council has considered options for the future of the site as set out in section 12 of this report and determined that finding a new partner by way of a sale of the asset on a long lease basis for best consideration is the preferred option.

### 11.4 Site

The site is circa 0.7 hectare (1.75 acres) within the Winchester City Centre boundary. The site borders the River Park to the North and the residential area of Hyde to the West, the Winnall Moors Nature Reserve to the East and the University of Southampton campus to the South. The extent of the red line for the disposal will be the former RPLC building and associated carparking spaces. Map attached in Appendix A

### 11.5 Constraints of Site

There are a number of known constraints on site that will impact and/or discount future uses of the site. including:

#### **Planning use**

The existing use is a leisure centre building, skate park and indoor bowling facility. Policy W10 in the Regulation 19 Local Plan, which is the subject of a

Local Plan examination, allocates the site for Learning and non-residential institutions (Use Class F.1 and E (d)).

Class F1 allows for any use not including residential use -:

- For the provision of education
- For the display of artwork (not for sale or hire)
- As a museum
- As a public library or public reading room
- As a public hall or exhibition hall
- For, or in connection with, public worship or religious instruction
- As a law court

Class E (d) allows for indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms).

Policy W10 states that planning permission will be granted for development of F.1 and E (d) use classes provided that detailed proposals accord with the Development Plan (refer to policy for full requirements at Appendix A).

The hearing sessions for the Local Plan examination have now closed. The city council is waiting for the Planning Inspector to issue a report/further information on the outcome of the Local Plan examination which will include the Inspector's comments on Policy W10.

### **Flood risk**

As part of the work for the Local Plan, a [Stage 2 Strategic Flood Risk Assessment](#) was undertaken by the council working in collaboration with the Environment Agency. The assessment shows that due to the proximity of the site to the River Itchen, it is located within a flood risk area (Flood zone category 3) and the groundwater levels are less than a metre below the surface which are important considerations that would need to be taken into account when considering redevelopment including:

A specific site Flood Risk Assessment (FRA) will be required to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk.

Development is not permitted in areas of Flood Zone 3b Functional Floodplain.

An 8-metre-wide undeveloped buffer strip must be retained alongside main rivers and explore opportunities for riverside restoration.

New development within 8m of a main river or ordinary watercourse will require consent from either the Environment Agency or Hampshire County council (as LLFA) respectively.

Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. For example, the built footprint of new development of the site should not exceed that of the existing building and where possible should be reduced. If development is proposed within the design flood extent, level for level and volume for volume floodplain compensation storage within the development sites is required for any increase in building footprint.

Finished floor levels for less vulnerable development should be set above the design flood where possible (1% AEP including central climate change allowance) level, but as a minimum, steps should be taken to ensure that the development is appropriately flood resistant and resilient.

Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) is likely to be achievable heading south along Gordon Road. Dry access/egress for surface water is not likely to be achievable, with flow paths along Gordon Road.

Access/egress should be considered further as part of a site-specific FRA.

The site is located within the Central Winchester Priority Group. Policies for this Priority Group set out by Hampshire County Council must be adhered to throughout the development of this site.

Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing.

A site investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures.

The site is within an area that has been shown from modelling to be potentially affected in the event of a reservoir breach or failure. This should be assessed appropriately to inform the development strategy and ensure that the masterplan includes appropriate measures to manage the potential for inundation within the site.

## **Views**

The site is adjacent to the South Downs National Park (SDNP). There are views into, and out of the site, to the park and views of Winchester Cathedral which will be key matters to consider when bringing forward any plans for the redevelopment of the site. There is a 3D scan that has been completed which shows the former leisure centre in the context of the wider environment. In addition, a Townscape and Visual Impact Assessment has been undertaken which can inform development of the site.

### **1902 Indenture**

The freehold site was acquired by WCC's predecessor in title by an Indenture in 1902. It was to be for 'the purpose of a Public Park and Recreation Ground'. A public park is a public open space. A recreation ground is a type of park. An open space includes land which is used for the purposes of public recreation. However, the Purchaser was given rights that include the right to erect 'any other building or galleries for recreation, scientific or other similar purposes and the necessary lodges for keepers and caretakers or any other buildings that may be required for the benefit of the City except Industrial Dwellings'.

It would be consistent with the statutory purpose for which the site is currently held to add ancillary facilities and buildings such as changing facilities, a café and community spaces for the promotion of arts and culture.

To release the site for use for another, unrelated purpose, it may be necessary for the council to appropriate for that purpose, if known, or for planning purposes following the procedure in Section 122 of LGA 1972. This would not require ministerial consent.

The sole restrictive covenant to which the site is subject is not to erect "Industrial Dwellings" so precluding the development of residential accommodation on the site.

### **Scheduled monuments**

Hyde Abbey Gardens which includes the remains of Hyde Abbey, a Benedictine monastery, extends into the car park and grounds of the adjacent former Leisure centre complex. Hyde Abbey Gateway, which is located opposite St Bartholomew's Church in King Alfred's Place, and the Bridge is a Scheduled Monument, and a Grade I Listed Building. The Bridge is also a Listed Building and a Scheduled Monument. St Bartholomew's Church is a Grade II\* Listed Building and, as the church for Hyde Abbey, it is the only remaining building still in use. These are the only substantial above ground / upstanding remains that exist. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration as part of the design process. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration as well as the Abbey remains above and below ground,



both scheduled and unscheduled but potentially of national importance, and impacts on their significance as part of the design process.

### **Access**

Vehicular access is solely off Gordon Road, off Hyde Abbey Road, both residential streets, in turn taking access off North Walls, part of the one-way system. There are many walking and cycling routes through the space connecting with the surrounding residential areas and these will be maintained.

### **Adjacent uses**

The site is next to the outdoor skate park and the indoor bowling facility which are intended to remain and which any redevelopment will need to take into consideration.

## **Future of the Former Leisure Centre - Next Steps**

### **11.6 Surveys**

A number of surveys will need to be commissioned in order to market the site including:

- Phase 1 Environmental
- Geotechnical
- Flood Risk Assessment
- Highways and Access
- Asbestos update
- Planning Statement
- Title Report

### **11.7 Offering the site to market**

Commercial agents will be appointed to undertake the marketing of the site for disposal at best consideration on behalf of the council.

The process will consist of a 2 stage process:

- (i) Expressions of Interest for uses that are compliant with the local plan.
- (ii) Conditional Formal Offers will be invited subject to planning consent

The appointed agent will set up a data room for holding the marketing materials including the surveys outlined in paragraph 11.6 above.

### **11.8 Evaluation**

The Bids will be evaluated on the following key criteria:

1. Covenant Strength and Funding
2. Deliverability
3. Experience and Track Record
4. User Mix and Local Compatibility
5. Planning Policy Compliance
6. Highways Compliance
7. Price

#### 11.9 Resource Requirements

A budget of £130,000 is required to market the site to find a new partner for the redevelopment of the site.

Requirement	Estimate
Marketing	£20,000
Surveys	£78,000
S123 Valuation	£10,000
Legal	£5,000
Communications	£5,000
Contingency (circa 10%)	£12,000
Total	£130,000

#### 11.10 Resident Engagement

Residents and relevant stakeholders will be kept informed at all stages of the disposal and have a proper say in the site's future use.

A stakeholder and resident engagement session was held on June 26<sup>th</sup> 2025 to advise on the council's process for finding a new investor for the site and the constraints around this.

Following the receipt of expressions of interest, an engagement session will be held to update the public on the potential uses that have come forward.

The last engagement session will be held following the final bids received to share information on the uses proposed prior to recommending to Cabinet, who the preferred bidder will be.

The council will continue to engage with the public throughout the sale process.

#### 11.11 Anticipated Timescales

The following table sets out the indicative programme for marketing and disposal:

Activity	Date
Resident and stakeholder engagement	26 June 2025
Cabinet approval to market the site	15 July 2025
Prepare tender and project documentation	July 2025
Procure surveys	July 2025
Procure marketing agent	Aug - Sep 2025
Prepare marketing material	Oct 2025
Call for Expressions of Interest (EOI)	November 2025
Deadline for receipt of EOI's	December 2025
Resident & stakeholder engagement	January 2026
Invite formal bids	January 2026
Bid deadline	March 2026
Evaluation of bids	March/April 2026
Resident and stakeholder engagement	March/April 2026
Invite final bid	April/May 2026
Evaluation	May/June 2026
Cabinet consideration	September 2026
Heads of Terms agreed pending approval by Cabinet	September 2026

## 12 OTHER OPTIONS CONSIDERED AND REJECTED

### 12.1 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.

### 12.2 Council Redevelop Site

Redevelopment of the site by the council would require funding as well as risk to the council.

This option is not recommended.

### 12.3 Demolish and Leave

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.

This option is not currently recommended

#### 12.4 Do nothing

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.

This option is not recommended.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

CAB3093: River Park Leisure Centre – Future Use of Site, 31 October 2018

CAB3190: River Park Leisure Centre – Future Use of Site, 31 October 2019

CAB3242: River Park Leisure Centre – Decommissioning Report June 2020

CAB3342: A land transaction in respect of the River Park Leisure Centre Site and associated parking area, bowls club and skate park, 9 March 2022.

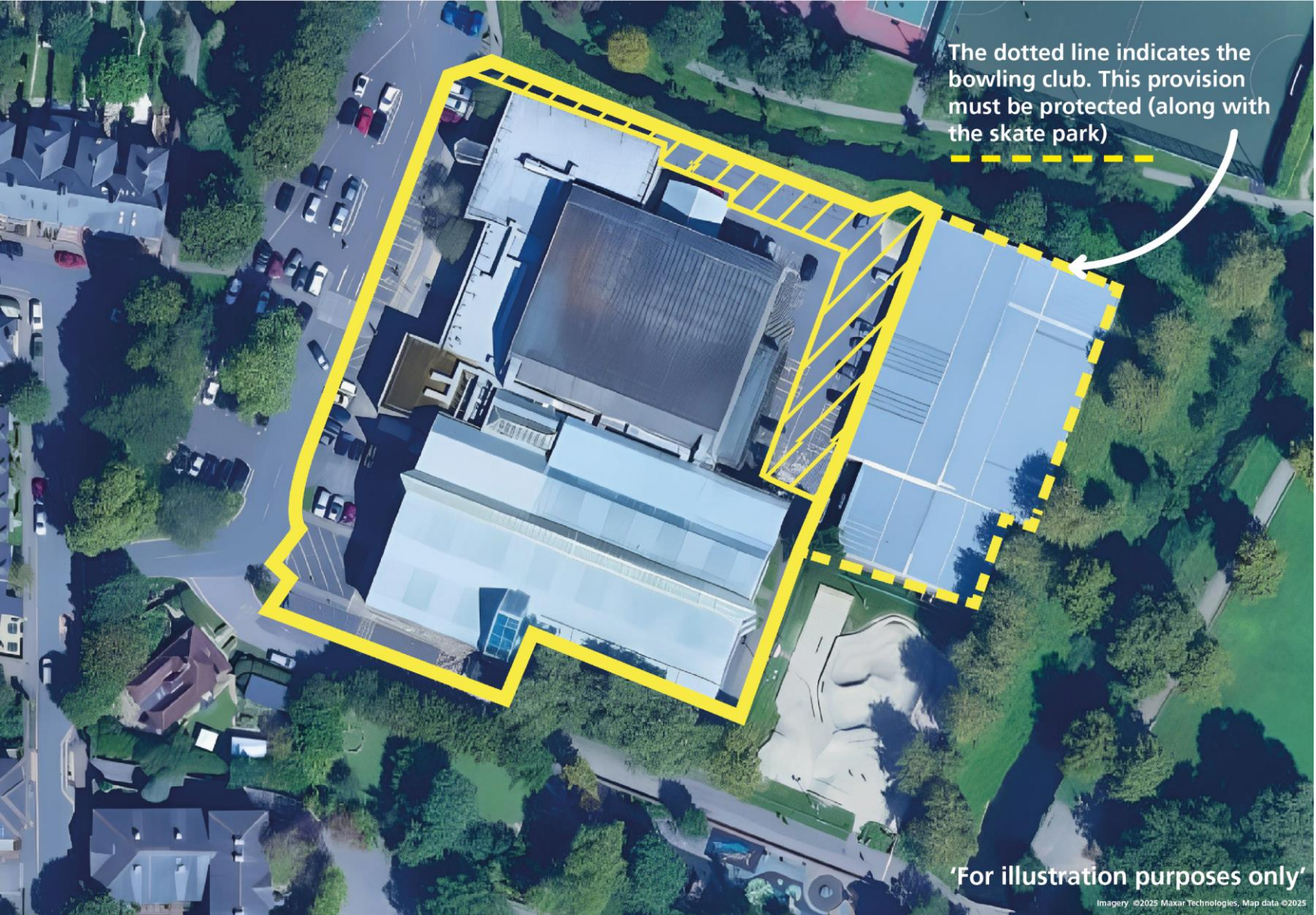
#### Other Background Documents:-

None

### APPENDICES:

Appendix A – Plan of Site

Appendix B - EQIA



The dotted line indicates the bowling club. This provision must be protected (along with the skate park)

'For illustration purposes only'

Imagery ©2025 Maxar Technologies, Map data ©2025

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## Equality Impact Assessment (EqIA)

### Section 1 - Data Checklist

When undertaking an EqIA for your policy or project, it is important that you take into consideration everything which is associated with the policy or project that is being assessed.

The checklist below is to help you sense check your policy or project before you move to Section 2.

		Yes/No	Please provide details
1	Have there been any complaints data related to the policy or project you are looking to implement?	No	There have been no complaints data related to the proposal to market the former Leisure Centre site for sale.
2	Have all officers who will be responsible for implementing the policy or project been consulted, and given the opportunity to raise concerns about the way the policy or function has or will be implemented?	Yes	Teams across the council including Finance, Procurement, Planning, Estates, Legal, Communications and Regeneration have been regularly engaged. A Member Briefing took place on 23 June 2025 to provide all members with an opportunity to review the approach to market the site and find a new investor to facilitate its redevelopment. No concerns have been raised.
3	Have previous consultations highlighted any concerns about the policy or project from an equality impact perspective?	No	Local residents have been consulted extensively on the potential use of the site as part of the emerging Local Plan. Proposals for the former Leisure Centre site were included in Reg 18 LP public consultation and proposals for the former Leisure Centre (Policy W10) were also reconsulted on in the Reg 19 LP public consultation. The council held an engagement event on 26 June 2025 to advise stakeholders and residents on the council's process for finding a new investor for the site and the constraints around this.

		Yes/No	Please provide details
			[No concerns have been highlighted from an equality impact perspective – UPDATE IF REQUIRED FOLLOWING ENGAGEMENT EVENT AND RETURN OF FEEDBACK FORMS]
4	Do you have any concerns regarding the implementation of this policy or project?  <i>(i.e. Have you completed a self-assessment and action plan for the implementation of your policy or project?)</i>	No	Throughout the marketing process, the council will ensure due regard is given to equality, diversity and inclusion (EDI) as set out in the council's EIA policy and guidance. This is particularly relevant to the procurement of a marketing agent, the marketing of the site and evaluation of the bids, as well as engagement with residents and stakeholders.
5	Does any accessible data regarding the area which your work will address identify any areas of concern or potential problems which may impact on your policy or project?	No	Not at this stage.
6	Do you have any past experience delivering similar policies or projects which may inform the implementation of your scheme from an equality impact point of view?	Yes	Council officers have experience of undertaking land sales, whereby EDI measures to minimise equality impacts have been applied. This is particularly relevant to ensuring a best practice approach is applied to the procurement process for a marketing agent, and engagement with residents and stakeholders.  As part of the process to find a new investor, the council will be looking for bidders to demonstrate best practice in regard to EDI, to give confidence that they can apply their past experiences to the redevelopment.
7	Are there any other issues that you think will be relevant?	No	



## Section 2 - Your EqIA form

<b>Directorate:</b> Ken Baikie	<b>Your Service Area:</b> Projects	<b>Team:</b>	<b>Officer responsible for this assessment:</b> Emma Taylor	<b>Date of assessment:</b> 21/05/2025
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	<b>Question</b>	<b>Please provide details</b>
1	What is the name of the policy or project that is being assessed?	Future of former Leisure Centre Site
2	Is this a new or existing policy?	The decision relates to a land sale transaction.
3	Briefly describe the aim and purpose of this work.	<p>The former Leisure Centre is currently held as a council asset which is surplus to requirements.</p> <p>The council has considered options for the site and determined that finding a new partner that can invest in the site is the preferred option.</p> <p>The council is now seeking approval to market the site for sale in order to find a new investor to facilitate its redevelopment.</p> <p>Subject to this approval, the council will procure an agent to market the site, take the site to market and evaluate the bids received. At this stage a recommendation to approve the sale of the site to the preferred bidder will be brought back to Cabinet.</p> <p>Throughout this process, the council is committed to ensuring all residents and relevant stakeholders are kept informed and have a proper say in the site's future use.</p>
4	What are the associated objectives of this work?	To secure a future for the site in keeping with corporate policies and priorities and generate a capital receipt for the council.
5	Who is intended to benefit from this work and in what way?	The redevelopment of this site would support the economic development of the city in line with the council's Green

		<p>Economic Development Strategy. Once the development is defined, it will bring construction and jobs to the area.</p> <p>Ensuring the skate park and bowling club stays open, and maintaining public access to areas outside the site, including Hyde Abbey Gardens, the North Walks Recreation Ground and the tennis courts, and hence passive recreational activities such as walking, picnics and running will promote healthy communities and benefit a wide range of residents from parents and the young, to the elderly.</p>
6	What are the outcomes sought from this work?	The sale of the site by way of long lease will secure its future in a deal which offers the new use of the land in fitting with the council's corporate priorities, and at an appropriate price point.
7	What factors/forces could contribute or detract from the outcomes?	If the proposal to market the site for sale is not supported, delay to the implementation of the project is likely to result in further deterioration of the building, and may result in a loss of interest from potential investors.
8	Who are the key individuals and organisations responsible for the implementation of this work?	<p>Winchester City Council:</p> <ul style="list-style-type: none"> <li>• Ken Baikie</li> <li>• Emma Taylor</li> <li>• Geoff Coe</li> <li>• Richard Wadman</li> </ul> <p>The project will also require support from teams across the council including Finance, Procurement, Planning, Estates, Legal, Communications and Regeneration.</p> <p>The following external resources will be required to market the site:</p> <ul style="list-style-type: none"> <li>• Marketing agents</li> </ul>

		<ul style="list-style-type: none"> <li>• Technical consultants to undertake surveys</li> </ul>
9	Who implements the policy or project and who or what is responsible for it?	<p>The council will market the site for sale in order to find a new investor with support from external agents / consultants as listed above.</p> <p>The implementation of the redevelopment will be undertaken by the new investor.</p>

		Please select your answer in <b>bold</b> . Please provide detail here.		
10a	Could the policy or project have the potential to affect individuals or communities on the basis of race differently in a negative way?	<b>Y</b>	<b>N</b>	
10b	What existing evidence (either presumed or otherwise) do you have for this?	<p>This will be a consideration for certain elements of the process proposed – for example, the procurement of a marketing agent, marketing the site and the evaluation of bids - the choice of how information is shared has the potential for a negative impact on individuals or groups on the basis of race because an assumption is made about the level of competence in written and spoken English and having access to the internet which will impact on ability to participate. This is also relevant to any engagement undertaken to ensure residents and relevant stakeholders are kept informed.</p>		

		It is not possible to comment on the potential to affect individuals or communities on the basis of race in relation to the redevelopment until a future use has been determined.		
11a	Could the policy or project have the potential to affect individuals or communities on the basis of sex differently in a negative way?	Y	N	
11b	What existing evidence (either presumed or otherwise) do you have for this?	<p>Perceptions about how gender influences performance at work can result in potential barriers to procurement. This is particularly relevant in relation to women, such as the likelihood of maternity leave and/or time off for childcare, making them less flexible or because of their married status, following their husband's career. This can lead to unlawful discrimination where perception leads to a procurement decision which amounts to unfair treatment. This is relevant to the procurement of a marketing agent and the evaluation of bids for the site.</p> <p>It is not possible to comment on the potential to affect individuals or communities on the basis of sex in relation to the redevelopment until a future use has been determined.</p>		
12a	<p>Could the policy or project have the potential to affect individuals or communities on the basis of disability differently in a negative way?</p> <p><i>you may wish to consider:</i></p> <ul style="list-style-type: none"> <li>• <i>Physical access</i></li> <li>• <i>Format of information</i></li> <li>• <i>Time of interview or consultation event</i></li> <li>• <i>Personal assistance</i></li> <li>• <i>Interpreter</i></li> <li>• <i>Induction loop system</i></li> <li>• <i>Independent living equipment</i></li> </ul>	Y	N	

	<ul style="list-style-type: none"> <li>• <i>Content of interview</i></li> </ul>			
12b	What existing evidence (either presumed or otherwise) do you have for this?	<p>The council is committed to ensuring all residents and relevant stakeholders are kept informed at all stages of the land sale and have a proper say in the site's future use, and there are a number of sensory, learning and physical disabilities which could impact on a person's ability to engage. For example, the choice of how and where information is shared has the potential to negatively impact disabled people with accessibility issues or visual impairment. There is a need to hear and understand the views of disabled people in order to ensure events etc. are not shaped in ways that are detrimental to them. This is also relevant to the procurement of a marketing agent and the marketing of the site.</p> <p>The land sale has the potential to limit parking. Some members of the public rely on the carparking spaces here to visit adjacent public space and neighbouring properties where on street parking is limited and permit controlled. Some people with disabilities will be more reliant on vehicular access and therefore have a greater need for parking.</p> <p>It is not possible to comment fully on the potential to affect individuals or communities on the basis of disability in relation to the redevelopment until a future use has been determined. Where appropriate, the new investor will need to ensure sufficient consideration is given for the needs of those living with a disability, for example building design and access.</p>		

13a	Could the policy or project have the potential to affect individuals or communities on the basis of sexual orientation differently in a negative way?	Y	N	
13b	What existing evidence (either presumed or otherwise) do you have for this?	<p>Potential assumptions made about a person's actual or perceived sexuality can be a barrier to procurement and have an influence on the decision because of the personal views of the person making the decision. This is relevant to the procurement of a marketing agent and the evaluation of bids for the site.</p> <p>It is not possible to comment on the affect on an individual or group of the community on the basis of sexual orientation in relation to the redevelopment until a future use has been determined.</p>		
14a	Could the policy or project have the potential to affect individuals on the basis of age differently in a negative way?	Y	N	
14b	What existing evidence (either presumed or otherwise) do you have for this?	<p>The council's commitment to ensuring all residents and relevant stakeholders are kept informed will require some consideration for potential barriers associated with age which prevent people from participating in engagement events / accessing information. For example, younger people may be less likely to attend 'official' spaces where engagement events are sometimes carried out and may be put off by formal or complex language. Older people may be less likely to have internet access so could be disadvantaged if information is shared solely online.</p> <p>It is not possible to fully comment on the potential to affect individuals or communities on the basis of age in relation to the redevelopment until a future use has been determined.</p>		

15a	Could the policy or project have the potential to affect individuals or communities on the basis of religious belief differently in a negative way?	Y	N	
15b	What existing evidence (either presumed or otherwise) do you have for this?	<p>Perceptions and assumptions that are made about how people from different religious beliefs behave and conduct themselves could be a barrier to the procurement of a marketing agent and the evaluation of bids for the site, and have an influence on the decision making process.</p> <p>With regards to resident and stakeholder engagement, religious belief could have an impact on an individual's motivation and time available to participate in an engagement activity / event due to religious practices / days. Depending on specific beliefs and interpretations, religious belief can also limit participation in certain activities deemed incompatible with their faith.</p> <p>It is not possible to comment on the potential to affect individuals or communities on the basis of religious belief in relation to the redevelopment until a future use has been determined.</p>		
16a	Could this policy or project have the potential to affect individuals on the basis of gender reassignment differently in a negative way?	Y	N	
16b	What existing evidence (either presumed or otherwise) do you have for this?	<p>Assumptions that are made about gender reassignment could be a barrier to procurement of a marketing agent and the evaluation of bids for the site because of the personal views of the person making the decision.</p> <p>It is not possible to comment on the potential to affect individuals or communities on the basis of gender</p>		

		reassignment in relation to the redevelopment until a future use has been determined.		
17a	Could this policy or project have the potential to affect individuals on the basis of marriage and civil partnership differently in a negative way?	Y	N	
17b	What existing evidence (either presumed or otherwise) do you have for this?	<p>An individual's perception about how marital status influences performance at work could result in a potential barrier during the procurement of the marketing agent and the evaluation of bids for site. For example, following their partner's career. This can lead to unlawful discrimination where perception leads to a procurement decision which amounts to unfair treatment.</p> <p>It is not possible to comment on the potential to affect individuals on the basis of marriage and civil partnership in relation to the redevelopment until a future use has been determined.</p>		
18a	Could this policy or project have the potential to affect individuals on the basis of pregnancy and maternity differently in a negative way?	Y	N	
18b	What existing evidence (either presumed or otherwise) do you have for this?	<p>The procurement process for the marketing agent could be subject to potential barriers where an individual's perception about how pregnancy and maternity influences performance at work. Such as needing to take time off for maternity leave and childcare can lead to unlawful discrimination where perception leads to a procurement decision which amounts to unfair treatment. This is also relevant to the evaluation of bids for the site.</p> <p>It is not possible to comment on the potential to affect individuals on the basis of pregnancy and maternity in</p>		



		relation to the redevelopment until a future use has been determined.		
19	Could any negative impacts that you identified in questions 10a to 15b create the potential for the policy to discriminate against certain groups on the basis of protected characteristics?	Y	N	Without mitigation or control, there is potential to discriminate against certain groups on the bases of protected characteristics.
20	Can this negative impact be justified on the grounds of promoting equality of opportunity for certain groups on the basis of protected characteristics? Please provide your answer opposite against the relevant protected characteristic.	Y	N	Race: Y Sex: Y Disability: Y Sexual orientation: Y Age: Y Gender reassignment: Y Pregnancy and maternity: Y Marriage and civil partnership: Y Religious belief: Y
21	How will you mitigate any potential discrimination that may be brought about by your policy or project that you have identified above?	<p>Throughout the marketing process, the council will ensure due regard is given to equality, diversity and inclusion (EDI) as set out in the council's EIA policy and guidance. This is particularly relevant to the procurement of a marketing agent, the marketing of the site and evaluation of the bids, as well as engagement with residents and stakeholders.</p> <p>Specifically in regard to procurement and evaluating bids for the site, the council will ensure bidders are able to demonstrate that best practice in regard to diversity and inclusion is embedded in their organisation and able to articulate how this has been considered in their proposal, that sufficiently satisfies the requirements set out in the council's EIA policy.</p>		

22	Do any negative impacts that you have identified above impact on your service plan?	Y	N	<b>Proceed with mitigations</b> Proposal can proceed with mitigations above to reduce any adverse impacts.
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Signed by completing officer	Rachel Robinson
Signed by Service Lead or Corporate Head of Service	Emma Taylor

CAB3489  
CABINET

REPORT TITLE: CORNER HOUSE, NORTH WALLS, WINCHESTER

DATE OF MEETING: 15 July 2025

REPORT OF CABINET MEMBER: Cllr Reach, Cabinet Member for Good Homes

Contact Officer: CAROLINE EGAN - SERVICE LEAD, NEW HOMES

Tel No: 01962 848124 Email: [cegan@winchester.gov.uk](mailto:cegan@winchester.gov.uk)

WARD(S): ST MICHAEL

## PURPOSE:

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. The remaining asset that was proposed for redevelopment (Corner House, Winchester) has been subject to a thorough options appraisal. This report seeks approval to dispose of the Corner House in Winchester on the open market on a freehold or leasehold basis. 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.

## RECOMMENDATIONS:

Cabinet is asked to:

1. Authorise the Corporate Head of Asset Management to dispose of the Corner House, North Walls, Winchester on the open market on a freehold or leasehold basis.
2. Note 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.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

- 1.1 Greener Faster
- 1.2 Disposal of the Corner House and use of the scheme budget to increase the investment in other affordable accommodation is the most sustainable and efficient use of the council's Housing Revenue Account (HRA), allowing more energy efficient homes to be made available more quickly to persons from the social housing register.
- 1.3 Thriving Places
- 1.4 Use of the scheme budget to increase the investment in other affordable accommodation will enable applicants from the social housing register to live and work in the District to support local economies.
- 1.5 Healthy Communities
- 1.6 Use of the scheme budget to increase the investment in other affordable accommodation will enable social housing applicants to move into affordable housing to live in good quality homes which will support physical and mental health and wellbeing.
- 1.7 Good Homes for All
- 1.8 The efficient use of the council's HRA will allow the purchase of affordable homes which will contribute to the council's ambition of delivering 1,000 homes by 2032 to provide much needed affordable accommodation.
- 1.9 Effective and Efficient
- 1.10 The disposal of the Corner House on the open market and use of the scheme budget to increase the investment in other affordable accommodation provides the most financially viable route to delivering much needed affordable housing at a faster pace.
- 1.11 Listening and Learning
- 1.12 The Council Plan and Housing Strategy are informed by the views of residents and stakeholders which support objectives to create more affordable housing. Disposal of the Corner House and use of the scheme budget to increase the investment in other affordable accommodation will meet local need for affordable housing.

2 FINANCIAL IMPLICATIONS

- 2.1 The Corner House was purchased in 2020 to redevelop the property into six 1-bedroom flats for affordable housing. Prior to purchase, initial financial appraisals using the agreed viability tests at that time, of a positive NPV and

payback over 35 years, indicated the planned works were financially viable and affordable over the 30 years of the business plan.

- 2.2 The purchase of the Corner House was one of six acquisitions authorised by Cabinet reports CAB3216 and CAB3231 in 2020. The other five properties are all now let to secure tenants. One of these acquisitions was a property in Westman Road, Weeke which was initially used as temporary accommodation while the New Homes team assessed potential for redevelopment. Redevelopment was not feasible and therefore the property was let as a secure tenancy in November 2020.
- 2.3 In December 2021, a further financial review of proposals for the Corner House confirmed that the appraisal was financially viable. Following consultation with the Cabinet Member for Housing and Asset Management and ward members, an architect was instructed to prepare a planning application for redevelopment of the Corner House which was submitted in April 2022. Planning was not approved until 22 months later in February 2024. This delay was due to Natural England's consideration of the nutrient mitigation scheme; a common reason for planning applications being delayed at this time.
- 2.4 Since the purchase, and during the period the scheme was held in planning, there have been significant macro-economic and construction industry-specific challenges. The pandemic hit shortly after the acquisition of the Corner House and that was followed by a significant period of rapid cost inflation, felt particularly hard in construction. In addition, interest rates rose significantly during this period. Whilst inflation rates have since dropped back closer to Bank of England target levels, they remain significantly higher than in 2020. The cost of materials and labour also remains high. As the council looks to take the next steps with this site, it is right to reassess the financial impact of the various options, alongside the current housing needs in the District.
- 2.5 Following planning approval, a revised cost estimate was sought to recheck the viability of the scheme. This updated estimate was higher than previous cost estimates due to increases in build costs and labour and also the poor condition of the existing building fabric, and the works required for structural stability, particularly difficult because of proximity to pedestrian footpaths and adjacent properties.
- 2.6 Several options have been considered for the redevelopment and future use of the Corner House, plus the option of disposing of the asset on the open market on either a freehold or leasehold basis. All options have been considered on the same financial basis from the date of this report. The cost of acquisition (detailed in the exempt appendix), the cost of obtaining planning consent (c.£75,000), and other holding costs such as empty business rates, essential repairs and security (c.£85,500 since 2020) have not been included in any of the options considered.

- 2.7 All five redevelopment options make use of the existing planning consent for the redevelopment of the building into six 1-bedroom flats and are appraised on an interest only basis. All five options result in a significant amount of Right to Buy (RTB) receipt funding being required to make the proposals financially viable to the HRA. The use of RTB receipts for each option is set out below:

Option	Description	Total RTB receipt funding	RTB receipt funding per unit	RTB receipt funding % of total project cost
1	Let flats at Local Housing Allowance (LHA) rents	£466,000	£77,666	30%
2	Sell flats as Shared Ownership	£545,000	£90,833	35%
3	Lease flats to Venta for 10 years, then revert to letting at LHA rents	£650,000	£108,333	42%
4	Sell flats as First Homes	£700,000	£116,666	45%
5	Use flats for Temporary Accommodation	£778,000	£129,666	50%

- 2.8 It should be noted that the average Homes England grant for affordable rent tenure in the Winchester District area is £60,000 per unit. This compares to £77,666 per unit of RTB receipt funding required for the Corner House redevelopment (Option 1 above).
- 2.9 Considering the significant amount of RTB receipt funding required for the redevelopment, a further option of disposing of the Corner House on the open market on either a freehold or leasehold basis has been considered.
- 2.10 The Corner House was originally purchased by the council partly using RTB receipt funding. If the site were sold (freehold or leasehold) on the open market and no longer used for affordable housing, or leased to Venta for letting at market rents even for a limited period of time, the RTB receipt funding spent on the project of c.£180,000 would need to be repaid to the Government, with interest estimated at £75,000.

- 2.11 Valuation advice has been sought from local agents estimating the capital receipt achievable on freehold sale. Further detail is provided in the exempt appendix.
- 2.12 Following analysis of all redevelopment and disposal options, it is recommended that the property is advertised on the open market for disposal on either a freehold or leasehold basis. Offers received would be assessed by the Corporate Head of Asset Management in consultation with Finance, and the most financially advantageous offer to the HRA would be accepted.
- 2.13 If the site were no longer used by the council for affordable housing, the scheme budget would be subsumed into the 'Unallocated 1,000 Homes' scheme to increase the investment in other affordable accommodation, subject to authority to spend.
- 2.14 Recent research and analysis by council officers has shown that purchasing existing 1-bed flats could require a lower amount of RTB receipt funding per unit in comparison to redevelopment of the Corner House. There could also be an opportunity to purchase units of varying sizes which meet need in specific areas.
- 2.15 The table below sets out the average sale prices (excluding outliers) over the past two years in areas of Winchester where the council owns existing stock for units of varying sizes and the RTB receipt funding that would have been required to support the purchase of these units:

Unit size	Average sale price	RTB receipt funding per unit
1-bed flat	£198,000	£35,000
2-bed flat	£247,000	£42,000
2-bed house	£325,000	£107,000
3-bed house	£375,000	£116,000

- 2.16 The above table shows that the council could purchase existing affordable accommodation more quickly, at lower financial risk, and using less RTB receipt funding, than if the council redeveloped the Corner House (which requires £77,666 of RTB receipt funding per 1-bed flat). This would result in a more prudent use of the New Homes unallocated budget and RTB receipt funding, whilst still supporting the delivery of the council's 1,000 homes target by 2032.
- 2.17 Any proposed acquisitions would be subject to separate Member authority.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Legal Team will be instructed to deal with the sale of the Corner House which will be undertaken in accordance with usual conveyancing practice.

### 4 WORKFORCE IMPLICATIONS

- 4.1 None.

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 Support from the Estates team will be required to dispose of the Corner House on a freehold or leasehold basis.

### 6 CONSULTATION AND COMMUNICATION

- 6.1 TACT Board have been consulted upon the New Homes Capital Programme as part of the Housing Revenue Account budget approval (CAB3445 refers).
- 6.2 Cabinet Members and ward members will be consulted prior to Cabinet.

### 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Use of the scheme budget within the 'Unallocated 1,000 Homes' scheme to increase the investment in other affordable accommodation is consistent with the council's Housing Strategy and carbon neutrality priorities.

### 8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 The proposal is consistent with the Council Plan and the Housing and Housing Development Strategies all of which have been subject to Equality Impact Assessments.
- 8.2 Use of the scheme budget within the 'Unallocated 1,000 Homes' scheme to increase the investment in other affordable accommodation will increase the supply of affordable housing which will be of benefit to all protected groups and therefore in compliance with the council's public sector equality duty.

### 9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None required.

### 10 RISK MANAGEMENT

- 10.1 Central to the recommendation to dispose of the Corner House and make use of the scheme budget to increase the investment in other affordable accommodation is mitigation of financial risk to the council and consideration of the impact on the HRA. It is considered that this recommendation is the most efficient, low risk option for the HRA Business Plan.



<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
Financial Exposure	Disposing of the Corner House on the open market (freehold or leasehold) mitigates and reduces financial risk to the council and is the most sustainable use of the HRA Business Plan.	Use of the scheme budget to increase the investment in other affordable accommodation presents the council with a valuable opportunity to deliver additional units to the original proposals and is a more sustainable use of the HRA.
Exposure to challenge	Redevelopment of the Corner House would expose the council to financial risk owing to increased costs and the complexities and challenges of its redevelopment.	Use of the scheme budget to increase the investment in other affordable accommodation will be a potential opportunity to deliver more units of accommodation at a faster pace than the original proposals would have achieved.
Innovation	The delivery of alternative units of accommodation will present the Council with innovative opportunities.	Disposal of the Corner House will allow the council to focus resources on developments with fewer construction challenges and delivery of new build affordable housing which meets high energy efficiency standards.
Reputation	Disposal of the asset presents a change in direction from the intended proposals at the time of acquisition. However the recommendation to dispose mitigates financial risk to the council posed by an unviable project resulting from unanticipated increased construction	Use of the scheme budget to increase the investment in other affordable accommodation makes more efficient use of RTB receipt funding and the HRA budget.

	costs and interest rates since purchase.	
Achievement of outcome	The disposal of the Corner House will generate a capital receipt or revenue income for the council.	Use of the scheme budget to increase the investment in other affordable accommodation will provide more affordable units for applicants on the social housing register than would otherwise have been provided by redevelopment, thereby supporting the council's 'Good Homes for All' priority.
Community Support	Consultation was carried out as detailed in section 6 above.	Use of the scheme budget to increase the investment in other affordable accommodation presents the council with an opportunity to provide alternative homes for persons on the social housing register.
Timescales	The procedure for disposal of the Corner House would commence as soon as approval is received.	
Project capacity	Within existing resources.	
Other		

## 11 SUPPORTING INFORMATION:

- 11.1 In late 2019, the Corner House was identified as a potential development opportunity for the council. A pre purchase appraisal in November 2019 confirmed the development of affordable housing would be financially viable using the agreed viability parameters at the time.
- 11.2 In January and March 2020 the council gave approval to purchase properties to make use of Right to Buy 1-4-1 receipts before the end of March 2020 (CAB3216 and CAB3231 refer). Six properties were purchased, and of those, five have been brought into use as social or affordable rented homes. The

sixth property was the Corner House which was acquired as a viable redevelopment opportunity.

- 11.3 The existing building is a former public house and cafe dating from the late 19<sup>th</sup>/early 20<sup>th</sup> century and whilst not statutorily listed, the Corner House is a non-designated heritage asset as defined in section 16 of the NPPF (2023). The building also sits within the Winchester Conservation Area.
- 11.4 The Corner House was marketed for sale in October 2018. Marketing failed to attract interest by prospective food and beverage establishments, however following the council's positive viability testing and appraisal, the Corner House was purchased by the council in 2020 partly financed by using RTB receipts.
- 11.5 CFW Architects were engaged to provide planning drawings, and subsequent appraisals prior to a planning application confirmed a positive financial viability for the proposals. Further to confirmation from the Portfolio Holder for Housing and Asset Management, the architects submitted a planning application in April 2022 (22/00860/FUL). The application sought change of use from public house to residential, and to convert the existing building, alongside the construction of a two-storey extension, to create six 1-bedroom flats and associated cycle and bin storage, retaining the external appearance and detailing of the existing building. Two of the flats in the proposals fell short of the 39m2 Nationally Described Space Standards due to the constraints of the site.
- 11.6 Due to the requirement of Natural England to resolve nitrates mitigation, the application was held in planning for 22 months until planning was approved in February 2024.
- 11.7 Since purchase in early 2020 and during the lengthy period held in planning, various unanticipated construction costs, along with inflation and interest rate increases, previously referenced in paragraph 2.4, have negatively impacted the project's financial viability and questioned "best value" and sustainable use of the HRA.
- 11.8 Since the planning decision in February 2024 therefore, the council have considered various options to develop a financially viable redevelopment of the Corner House. A recent cost estimate by an external cost consultant shows that construction costs remain very high for such a complicated and challenging build.
- 11.9 It is therefore recommended that the Corner House is sold either freehold or leasehold on the open market. The £1.8m Corner House scheme 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.

## 12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 The following redevelopment options have been considered and rejected for the reasons outlined in section 2:

- Option 1 – Let flats at Local Housing Allowance (LHA) rents
- Option 2 – Sell flats as Shared Ownership
- Option 3 – Lease flats to Venta for 10 years, then revert to letting at LHA rents
- Option 4 – Sell flats as First Homes
- Option 5 – Use flats for Temporary Accommodation

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

CAB3216 – Housing Revenue Account (HRA) Budget Options 2020/21 – 22 January 2020

CAB3231 – Housing Revenue Account (HRA) Property Acquisitions – 11 March 2020

CAB3455 – Housing Revenue Account Budget 2024/25 – 8 February 2024

#### Other Background Documents:-

22/00860/FUL [Corner House, Planning Application](#)

### APPENDICES:

Exempt Appendix

## Forward Plan of Key Decisions

1 August 2025 – 31 October 2025

This document sets out key decisions to be taken within the next 28 days, together with any key decision by individual Members of the Cabinet and officers. It also includes potential key decisions beyond that period, though this is not comprehensive and items will be confirmed in the publication of the key decisions document 28 days before a decision is taken.

Key Decisions are those which are financially significant or which have a significant impact. This has been decided, by the Council, to be decisions which involve income or expenditure over £250,000 or which will have a significant effect on people or organisations in two or more wards.

The majority of decisions are taken by Cabinet, together with the individual Cabinet Members, where appropriate. The membership of Cabinet and its meeting dates can be found [via this link](#). Other decisions may be taken by Cabinet Committees, Cabinet Members or Officers in accordance with the Officers' Scheme of Delegation, as agreed by the Council.

Whilst the majority of the Cabinet's business at the meetings listed in this document will be open to the public, there will be occasions when the business to be considered contains confidential, commercially sensitive or personal information. The items of business where this is likely to apply are indicated on the plan.

This is formal notice under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that part of the Cabinet meetings listed in this document may be held in private because the agenda and reports for the meeting will contain exempt information under Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it.

If you have any representations as to why the meeting should be held in private, then please contact the Council via [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) . [Please follow this link to the Council's Constitution](#) which includes a definition of the **paragraphs** (Access to Information Procedure Rules, Part 4 paragraph 8.4) detailing why a matter may be classed as exempt from publication under the Local Government Acts, and not available to the public.

Anyone who wishes to make representations about any item included in the Plan please contact the Democratic Services Team prior to the meeting to make your request. Copies of documents listed in the Plan for submission to a decision taker are available for inspection on the Council's website. Where the document is a committee report, it will usually be available five days before the meeting. Other documents relevant to the decision may also be submitted to the decision maker and are available on Council's website or via email [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk).

Please note that the decision dates are indicative and occasionally subject to change.

If you have any queries regarding the operation or content of the Forward Plan please contact David Blakemore (Democratic Services Team Manager) on 01962 848 217.

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer)	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
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## Section A

### Decisions made by Cabinet & Cabinet committees

1	Land transaction (if required)	Cabinet Member for Regeneration	Yes	All Wards	Geoff Coe	Cabinet report	Cabinet	Aug-25	Aug-25	Part exempt 3
2	<i>Public Toilets Improvement Strategy Update</i>	<i>Cabinet Member for Healthy Communities</i>	Yes	<i>All Wards</i>	<i>Campbell Williams</i>	<i>Cabinet report</i>	<i>Cabinet</i>	<i>Sep-25</i>	<i>10-Sep-25</i>	<i>Open</i>
3	<i>Q1 Finance &amp; Performance Monitoring</i>	<i>Cabinet Member for Finance and Transformation</i>	Yes	<i>All Wards</i>	<i>Simon Howson</i>	<i>Cabinet report</i>	<i>Cabinet</i>	<i>Sep-25</i>	<i>10-Sep-25</i>	<i>Open</i>
4	<i>Housing Revenue Account outturn 24/25</i>	<i>Cabinet Member for Good Homes</i>	Yes	<i>All Wards</i>	<i>Liz Keys</i>	<i>Cabinet report</i>	<i>Cabinet</i>	<i>Sep-25</i>	<i>10-Sep-25</i>	<i>Open</i>
5	<i>General Fund outturn 24/25</i>	<i>Cabinet Member for Finance and Transformation</i>	Yes	<i>All Wards</i>	<i>Liz Keys</i>	<i>Cabinet report</i>	<i>Cabinet</i>	<i>Sep-25</i>	<i>10-Sep-25</i>	<i>Open</i>

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer)	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
6	Nature Improvement Plan	Cabinet Member for the Climate Emergency & Nature Emergency	Yes	All Wards	Rick Smith	Cabinet report	Cabinet	Sep-25	10-Sep-25	Open
7	Community Infrastructure Levy Funding Allocations	Cabinet Member for Place & Local Plan	Yes	All Wards	Steve Lincoln	Cabinet report	Cabinet	Sep-25	10-Sep-25	Open
8	Local Government Reorganisation Submission	Cabinet Member for Regeneration	Yes	All Wards	Laura Taylor	Cabinet report	Cabinet	Sep-25	25-Sep-25	Open
9	Completion of Swedish cottages retrofit project	Cabinet Member for Housing	Yes	All Wards	Gillian Knight	Cabinet report	Cabinet Council	Oct-25 Nov-25	14-Oct-25 6-Nov-25	Part exempt 3
10	Woodman Close, Sparsholt - Final Business Case	Cabinet Member for Housing	Yes	Wonston & Micheldever	Caroline Egan	Cabinet report	Cabinet	Oct-25	14-Oct-25	Part exempt 3



	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
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## Section B

Decisions made by individual Cabinet Members

None currently scheduled for this period.

## Section C

Decisions made by Officers

11	Treasury Management - decisions in accordance with the Council's approved strategy and policy	Cabinet Member for Finance and Transformation	Yes	All Wards	Designated HCC Finance staff, daily	Designated working papers	Designated HCC Finance staff, daily	Aug-25	Aug-25	Open
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## Section D

**Proposed budget timetable 2026/27**

*\*Not classed as key decisions as final decision taken by full Council*

12	General Fund Budget Options & Medium Term Financial Strategy	Cabinet Member for Finance and Transformation	Yes	All Wards	Liz Keys	Cabinet report	Cabinet	Nov-25	19-Nov-25	Open
13	General Fund Budget 26/27*	Cabinet Member for Finance and Transformation	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-26	12-Feb-26 26-Feb-26	Open

	Item	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker (Cabinet, Cabinet Member or Officer)	Date/period decision to be taken	Committee Date (if applicable)	Open/private meeting or document? If private meeting, include relevant exempt paragraph number
14	<i>Housing Revenue Account (HRA) Budget 26/27*</i>	<i>Cabinet Member for Good Homes</i>	<i>No</i>	<i>All Wards</i>	<i>Liz Keys</i>	<i>Cabinet report</i>	<i>Cabinet Council</i>	<i>Feb-26</i>	<i>12-Feb-26 26-Feb-26</i>	<i>Open</i>
15	<i>Capital Investment Strategy 26-36*</i>	<i>Cabinet Member for Finance and Transformation</i>	<i>No</i>	<i>All Wards</i>	<i>Liz Keys</i>	<i>Cabinet report</i>	<i>Cabinet Council</i>	<i>Feb-26</i>	<i>12-Feb-26 26-Feb-26</i>	<i>Open</i>
16	<i>Treasury Management Strategy 26/27*</i>	<i>Cabinet Member for Finance and Transformation</i>	<i>No</i>	<i>All Wards</i>	<i>Liz Keys</i>	<i>Cabinet report</i>	<i>Cabinet Council</i>	<i>Feb-26</i>	<i>12-Feb-26 26-Feb-26</i>	<i>Open</i>

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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