

## Decisions taken by the Cabinet on Tuesday, 14 October 2025

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

|           |               |   |   |   |
|-----------|---------------|---|---|---|
| <b>A7</b> | Bar End depot | That the re-marketing of the Bar End Depot site be approved to commence in late October 2025. | <p>To request that Cabinet approve the immediate re-marketing of Bar End Depot site.</p> <p>McCarthy &amp; Stone were the previous preferred bidder, but they have withdrawn from the process due to conditions in the retirement living and care home market.</p> <p>Re-marketing will invite formal bids for a planning policy compliant scheme to include housing, a convenience store, and an element of care. This is the same mix of uses that were included in the previous marketing.</p> | <p>Although contact was made with previous under bidders from the marketing process the advice from the Council's agents was that remarketing the site held better prospects for the Council to achieve best consideration. Thus, negotiation with under bidders was not pursued.</p> <p>Do Nothing: Discounted due to ongoing financial liabilities and not a good use of Council assets.</p> <p>Leisure: Discounted due to the significant investment already made by the Council in the adjoining WSLP and KGV Pavilion.</p> |
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|                |   |   |   | Light Industrial: The least compatible use for the location due to potential noise and traffic generation.   |
| <b>A8</b>      | Woodman Close, Sparsholt - Final Business Case (less exempt appendix) | <ol style="list-style-type: none"> <li>1. That the Corporate Head of Asset Management be authorised to: <ol style="list-style-type: none"> <li>a. award and enter into a JCT Design &amp; Build Contract to construct 5 homes at Woodman Close, Sparsholt.</li> <li>b. negotiate and agree terms for easements, wayleaves and related agreements with utility suppliers, telecom/media providers and neighbours and relevant legal agreements to facilitate the development.</li> </ol> </li> <li>2. That an increase of £101,000 in the project</li> </ol> | <p>Report CAB3451 sets out the final business case for the construction of five new council homes at Woodman Close, Sparsholt.</p> <p>An Outline Business Case for the scheme was approved by the Cabinet Member for Housing and Asset Management in 2021 (DD30). The scheme was granted planning permission in 2023, and a construction contract tender exercise began in 2024. Due to high build costs, a re-tender was carried out in 2025.</p> <p>The report summarises the outcome of this tender exercise and seeks</p> | <p>Not proceeding with the scheme – this would not help deliver the <i>Good Homes for All</i> priority and would result in £218,621 of abortive revenue costs.</p> <p>Delaying the scheme until borrowing costs reduce – this could compromise achieving development targets and delay meeting housing needs with no guarantee that viability would be improved due to build cost inflation or that the cost of borrowing would in fact decrease. This would result in project delays and the planning consent expiring.</p> |

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|                |       | <p>budget be approved to meet the total scheme cost of £2,057,000, and expenditure of £2,057,000 against that budget be authorised, applying Homes England funding (subject to successful award) and the council's S106 affordable housing developer contribution funding to the total scheme budget to enable viability.</p> <p>3. That it be noted that the proposed scheme is only viable if substantial S106 affordable housing developer contribution funding is used, and that the deployment of S106 affordable housing developer contribution funding to develop the</p> | <p>authorisation to proceed with the scheme and to enter a JCT Design &amp; Build Contract with the preferred bidder, subject to clarifications.</p> <p>Build costs remain high for schemes of this nature, however this report seeks approval to proceed with the development due to strong affordable housing need in this area, a lack of properties to acquire on the open market, and a lack of larger housing developments to deliver S106 units as planning obligations. This scheme represents an opportunity to meet affordable housing need in a sustainable rural location.</p> <p>It is proposed the scheme will be let at Social Rent and make use of Homes England</p> |                     |

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|                |       | <p>proposed scheme be agreed.</p> <p>4. That if Homes England funding is not available or lower than anticipated or contingency spending is different to expected, the Strategic Director, in consultation with the Cabinet Member for Good Homes, be authorised to deploy S106 affordable housing developer contribution funding of up to £1,687,500 (£337,500 per unit) and/or increase rents from Social Rent to Affordable Rent to ensure the scheme remains affordable to the Housing Revenue Account in terms of net present value of scheme, as set out in 2.15 of</p> | <p>funding and the council's S106 affordable housing developer contribution funding.</p> |                     |

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|                       |  | report CAB3451 and the exempt appendix.   |   |   |
| <b>A9</b>             | Driving Agritech Innovation: Winchester City Council's Grant-Funded Partnership with Sparsholt | <ol style="list-style-type: none"> <li>1. That the summary detail of the Digital Inclusion Innovation fund grant bid outlined below be noted.</li> <li>2. That subject to a successful grant application, the following budgets and expenditure totalling £223,850 be approved: <ol style="list-style-type: none"> <li>a) A capital grant to Sparsholt college of up to £144,542</li> <li>b) A revenue grant to Sparsholt college of up to £42,000</li> <li>c) A one-off administration budget of £37,308 to be funded by the grant received</li> </ol> </li> </ol> | <p>Report CAB3524 provides a summary of the grant application we have made as lead partner to the Government Department of Science, Innovation &amp; Technology for the Digital Innovation Inclusion Fund for £223,850.</p> <p>It highlights the work the council has undertaken to develop the proposals in partnership with Sparsholt College, and others, to a stage where we have been able to make an application for funding. The importance of the rural economy and agriculture is recognised in the council's Green Economic Development</p> | Do not submit a grant application to the Digital Innovation Inclusion Fund. This is not recommended as the council would miss out on the opportunity to secure £223,850 to support digital skills training for its farming communities. |

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|                       |              | <p>3. That authority be delegated to the Corporate Head of Economy and Community to enter into a memorandum of understanding with the government Department of Science, Innovation &amp; Technology.</p> <p>4. That authority be delegated to the Corporate Head of Economy and Community to enter into a grant agreement with Sparsholt College to deliver the programme.</p> | <p>Strategy, and this initiative has come about because of the council's investment in supporting this key sector for the district.</p> <p>To meet our aim of co-ordinating innovation and knowledge-sharing in the rural and land-based economy this programme will equip farmers, land-based workers and agricultural students with advanced digital skills to improve crop yields through smarter resource management and precision farming. In turn we will drive productivity gains that support long-term economic development across the district's rural economy.</p> <p>If awarded, the grant will deliver digital skills to both</p> |                            |

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|                       |              |                 | <p>aspiring agricultural professionals and seasoned farmers by providing state-of-the-art equipment and hands-on training, especially those with limited resources. The programme directly tackles digital poverty in rural communities.</p> |                            |