



**Meeting** Cabinet

**Date and Time** Tuesday, 14th October, 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).

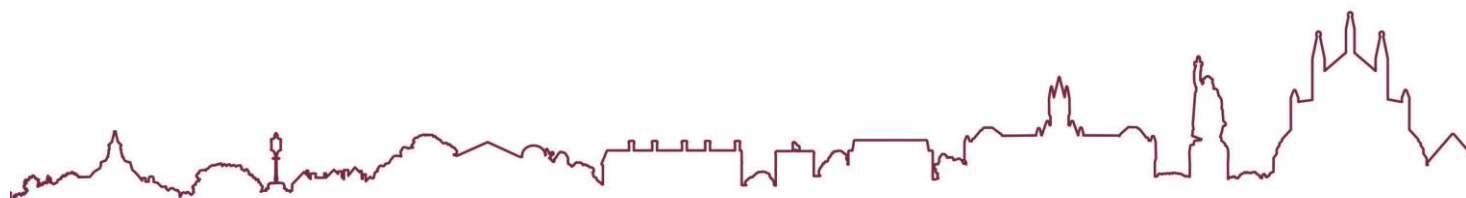
**Note:** This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel ( [youtube.com/WinchesterCC](http://youtube.com/WinchesterCC) ) during the meeting.

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. 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 (contact: [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) or 01962 848 264). 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 (contact: [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) or 01962 848 264).*

Members of the public and visiting councillors may speak at Cabinet, provided they have registered to speak three working days in advance. Please contact Democratic Services **by 5pm on Wednesday 8 October 2025** via [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) or (01962) 848 264 to register to speak and for further details.

### 6. Minutes of the previous meetings held on 10 and 25 September 2025 (Pages 5 - 18)

### 7. Leader and Cabinet Members' Announcements

### 8. Bar End depot (Pages 19 - 30)

**Key Decision** (CAB3526)

### 9. Woodman Close, Sparsholt - Final Business Case (less exempt appendix) (Pages 31 - 42)

**Key Decision** (CAB3451)

### 10. Driving Agritech Innovation: Winchester City Council's Grant-Funded Partnership with Sparsholt (Pages 43 - 72)

(CAB3524)

### 11. To note the future items for consideration by Cabinet as shown on the November 2025 Forward Plan. (Pages 73 - 78)

### 12. 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.

13. Woodman Close, Sparsholt - Final Business Case (exempt appendix) (Pages 79 - 80)

**Key Decision**

(CAB3451)

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

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.



6 October 2025

Agenda Contact: Nancy Graham, Senior Democratic Services Officer  
Tel: 01962 848 235, Email: [ngraham@winchester.gov.uk](mailto:ngraham@winchester.gov.uk)

*\*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, 10 September 2025**

Attendance:

Councillors  
Tod (Chairperson)

Cutler  
Cramoysan  
Becker  
Learney

Porter  
Reach  
Thompson

Members in attendance who spoke at the meeting

Councillors Godfrey, Horrill and Lee

[Video recording of this meeting](#)

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1. **APOLOGIES**

No apologies were received.

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. In addition, both Councillors confirmed that in respect of report CAB3518 (Community Infrastructure Levy Funding Allocations) even though in this instance there was a material conflict of interest, the same dispensation applied.

4. **PUBLIC PARTICIPATION**

Ian Tait addressed Cabinet as summarised briefly below.

Ian Tait referred to his comments made at a previous Cabinet on 22 January in relation to 158 and 159 High Street, Winchester at which the Leader advised that these council owned vacant properties would be marketed for sale. He believed that a suitable purchaser had not been forthcoming so requested an update. He also asked for an update on 160 High Street which was also owned by the council with the ground floor

leased to a commercial tenant but the upper floors currently unoccupied. He believed that the necessary work should be undertaken to make these upper levels available for housing.

Councillor Tod responded to the comments made, including explaining the background to the acquisition of these properties by the council and confirming a suitable offer for the purchase of 158 and 159 High Street had not been forthcoming. He outlined the various complexities involved in ascertaining viable options and the possible future proposals.

5. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 15 July 2025 be agreed as a correct record.

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

Councillor Cramoysan announced that the Department for the Environment, Food and Rural Affairs (DEFRA) had confirmed that the air quality measured in the Air Quality Management Area (AQMA) in Winchester had improved sufficiently so it was no longer required to be monitored as an AQMA. He highlighted that the council had recently adopted a new Air Quality Strategy for the district which included targets to go above and beyond the UK national air quality targets, with an update to be provided to the Health and Environment Policy Committee on 18 September.

Councillor Becker provided an update on the following:

- the recent successful Access All Areas event at Stanmore.
- the “Personal Bests” event at the Winchester Sport and Leisure Park, which was an inclusive event focused on participants who have learning difficulties. A new “Winchester Aqua Bests” event would take place on 30 October, allowing adults with learning disabilities an opportunity for swimming and other water-based activities.
- the Winchester Sport and Leisure Park has been shortlisted in the regional public club centre of the year category and would also be considered for outstanding club centre of the year at the UK Active Awards. She passed on her congratulations to the Sports and Leisure Park staff.

7. **NATURE IMPROVEMENT PLAN**  
(CAB3517)

Councillor Learney introduced the report which set out the council’s proposals to first halt the decline in nature and then take measures to reverse it and emphasised that the whole council was responsible for action on nature recovery. A public facing document would be prepared setting out the council’s priorities and how they would be delivered.

Cabinet also received a brief presentation from the Principal Ecologist/Biodiversity Officer on the five pathways outlined in the plan.

At the invitation of the Leader, Councillor Lee addressed Cabinet as summarised briefly below.

Councillor Lee welcomed the adoption of the Nature Improvement Plan but criticised the delay since the Nature Emergency declaration. He asked that the plan's principles be urgently embedded across all council functions with a clear implementation programme, including a proposed "nature literacy programme" for staff. He queried expectations for increased partner activity and emphasised the importance of framing the media launch appropriately to increase public understanding and engagement.

Councillor Learney responded to the comments made above. In addition, she responded to questions from Cabinet Members, together with the Principal Ecologist/Biodiversity Officer and the Service Lead - Sustainability and Natural Environment.

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

**RESOLVED:**

1. That the Winchester District Nature Improvement Plan 2025-2030 technical document be adopted.
2. That authority be delegated to the Corporate Head of Economy and Community to create and publish a resident and partner facing executive summary setting out the nature improvement priorities and key areas of delivery.

8. **COMMUNITY INFRASTRUCTURE LEVY FUNDING ALLOCATIONS**  
(CAB3518)

Councillor Porter introduced the report, explaining the background to CIL fund collection and that the fund was divided into three areas - transport and active travel, district and strategic projects and health and community projects. She also provided a brief summary of the funding allocations proposed in the report.

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

Councillor Lee

Councillor Lee queried what he considered to be the urban-focused composition of the CIL allocations panel and believed it should have a broader district-wide representation. He also suggested a review of the 60/30/10 ratio for fund allocation due to impending local government reorganisation. He sought clarification on a significant difference between the CIL funds collected and those made available for allocation, and asked that CIL interest be paid back to the CIL fund for community benefit

rather than the General Fund. He expressed concerns about the "limited assurance" audit on CIL collection and accounting, requesting an action tracker, details of outstanding issues, and a retest of assurance.

Councillor Horrill

Councillor Horrill welcomed the proposal to fund a new pathway at Micheldever Station, noting its critical importance for pedestrian safety in the expanding settlement. She highlighted that the land for the pathway was being donated by an owner under specific conditions and requested confirmation that these detailed conditions would be met to ensure the project's success. She also echoed concerns about the "limited assurance" audit on the CIL collection and accounting, requesting clarification on the pressing issues identified and planned actions for resolution.

Councillor Porter together with the Service Lead – Community responded to the comments made, including confirming that applications for CIL funds were encouraged from across the district. The Director (Finance) also confirmed that the results of the internal audit together with follow up actions were reported to the Audit and Governance Committee. Councillor Cutler stated that points raised regarding the allocation of CIL interest would be considered further under report CAB3514 below.

Councillor Porter and the Service Lead also responded to comments from Cabinet Members.

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

RESOLVED:

1. That funding allocations, capital budget and expenditure be approved as follows from the Winchester City Council CIL receipts ring-fenced to support transport and active travel projects:

i) £36,393 to Hampshire County Council in 2025/26 for the upgrade of the existing pedestrian crossing at Friarsgate in Winchester.

ii) £282,000 to Hampshire County Council in 2026/27 for the provision of a footway adjacent to Andover Road Micheldever.

2. That a funding allocation and capital budget of £153,000 in 2026/27 be approved from the Winchester City Council CIL receipts ring-fenced to support council-led strategic projects, for the provision of a perimeter footpath at River Park recreation ground in Winchester. This is subject to subsequent approval of expenditure under Financial Procedure Rule 7.4.

3. That it be noted that £150,000 of district CIL, which was previously allocated to the delivery of KGV park plan, is no longer required, so has been released back to the fund for future allocation.



4. That authority be delegated to the Corporate Head of Economy and Community to approve grant payments (in instalments where appropriate) based on evidence of spend provided by the applicant.

5. That authority be delegated to the Service Lead Legal to enter into the grant funding agreements in accordance with the council's funding criteria.

9. **GENERAL FUND OUTTURN 24/25 (LESS EXEMPT APPENDIX)**  
(CAB3514)

Councillor Cutler introduced the report and set out that it had been discussed at Scrutiny Committee on 8 September where a number of points had been raised including the following:

- a) That the Cabinet Member for Finance and Performance consider the allocation of interest earned from Community Infrastructure Levy (CIL) funds, with the outcome to be shared with the committee.
- b) That the Cabinet Member for Place and Local Plan consider a member discussion with the aim of encouraging applications and schemes for future CIL funding.

In addition, a copy of the draft minutes of the Scrutiny Committee had been circulated to all those present at Cabinet.

In relation to the first point, Councillor Cutler advised that there was no requirement for the interest earned to be transferred back into the CIL fund and as it would be complicated to achieve this his initial view would be not to make any changes. However, he would discuss further and report back to Scrutiny Committee as requested.

In relation to the second point, Councillor Tod suggested that an all members' briefing be arranged outlining how councillors could encourage more CIL bids from within their wards. This was agreed.

At the invitation of the Leader, Councillor Godfrey addressed Cabinet as summarised briefly below.

Councillor Godfrey welcomed the favourable outturns reported and the unexpected additional government funding, which he believed made the cautious 2025/26 budget less necessary, noting a large increase in reserves due to underspending in many areas. He also sought clarification on why the replacement of special maintenance vehicles was categorised as capital expenditure. Additionally, he requested assurance that all reasonable actions had been taken to collect outstanding NNDR before considering debt write-offs and inquired about progress in clearing the appeals backlog. Finally, he commended officers for the high council tax collection rate and the effective use of the Disabled Facilities Grant.

Councillor Cutler together with the Director (Finance) responded to the comments made, including confirming that all possible steps had been taken to

recover the unpaid NNDR and emphasising the impacts of the uncertainties in connection with local government reorganisation on budget planning.

Cabinet members and invited councillors present confirmed that it was not necessary to go into exempt session to discuss the contents of the exempt appendix.

Cabinet agreed to the following for the reasons set out in the report (including the exempt appendix) and outlined above.

**RESOLVED:**

1. That the General Fund Revenue Outturn and Capital Programme Outturn be noted as set out in the report.
2. That the transfers to and from the Major Investment Reserve as detailed in Appendix 1 of the report be approved and the reserves and closing balances at 31 March 2025 (as set out in Appendix 2) be noted.
3. That the revised 2025/26 capital programme be approved as set out in Appendix 5 of the report including the following new budgets:
  - a. Special maintenance vehicles replacements - £251,000
  - b. Rural Enterprise Prosperity Fund (additional funding received) - £223,000
  - c. Disabled Facilities Grant (additional funding received) - £185,000
4. That the revised 2025-2035 capital programme as set out in Appendix 6 of the report be noted.
5. That the proposal to write-off the five individual outstanding Non-Domestic Rate debts totalling £458,213.50, listed in exempt Appendix 7 of the report be approved, in accordance with Financial Procedure Rule 12.7(f).

10. **HOUSING REVENUE ACCOUNT OUTTURN 24/25**  
(CAB3516)

Councillor Reach introduced the report and set out that it had been discussed at Scrutiny Committee on 8 September where members had made a number of general comments for consideration by Cabinet, as set out in the draft minutes of the committee which had been circulated to all those present at Cabinet.

At the invitation of the Leader, Councillor Horrill addressed Cabinet as summarised below.

Councillor Horrill welcomed the cross-political cooperation with cabinet members and officers. She expressed concern about the Housing team's stability with recent changes in staffing and the impact on the provision of new homes, specifically mentioning delays in acquiring properties at Kings Barton. She also questioned the budgetary impact of compliance

costs, particularly for fire safety, and advocated for more robust, joined-up IT systems to address tenants' needs. Finally, she emphasised the importance of refocusing on delivery to avoid future project delays.

Councillor Reach together with the Strategic Director responded to the comments made including providing an update on the purchase of new homes at Kings Barton and the provision of a new IT system.

The Cabinet Member and Strategic Director also responded to comments made at Scrutiny Committee including advising that an update on the Swedish Cottages project would be submitted to Cabinet and Scrutiny Committee in November. In addition, the application to the Local Authority Housing Fund had been successful with £900k being awarded which would be used to acquire four properties.

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

**RESOLVED:**

1. That the HRA Outturn figures for 2024/25 be noted as detailed in Appendices 1 and 2 of the report.
2. That the Housing capital programme outturn for Major Works and New Build be noted as detailed in paragraphs 10.5 and 10.6 and Appendices 3 & 4 of the report.
3. That the funding of the 2024/25 HRA capital programme be noted as detailed in paragraphs 10.7 to 10.10 and Appendix 5 of the report.
4. That the reforecast capital programme budget of £48.8m for 2025/26 be approved, as detailed in paragraphs 10.11 to 10.15 and Appendix 6 & 7 of the report, that takes into account potential programme slippage and the reprofiling of expected spend.

**11. Q1 FINANCE & PERFORMANCE MONITORING**  
**(CAB3513)**

Councillor Cutler introduced the report and highlighted that it had been discussed at Scrutiny Committee on 8 September where a number of points had been raised, including the following:

- a) That the fly-tipping performance be reviewed including reasons for the change in clear-up rate.
- b) That an update on trends from the annual staff travel survey be provided to all members.
- c) That the programme of works to achieve an Energy Performance Certificate (EPC) rating of C for all council homes by 2030 be provided.
- d) That Cabinet consider the development of an integrated KPI relating to climate change and the allocation of additional resources to accelerate the delivery of Council Plan priorities.

In addition, a copy of the draft minutes of the Scrutiny Committee had been circulated to all those present at Cabinet.

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

Councillor Lee

Councillor Lee suggested the use of budget positive variances to accelerate small-scale solar projects on council assets and to explore community energy shared ownership, while also emphasising the need for robust methods to attribute carbon savings to specific Carbon Neutrality Action Plan (CNAP) actions. He expressed concern that major regeneration projects, such as the Bar End Depot had been delayed and suggested a more integrated regeneration process could enhance marketability. He suggested that positive variances could be strategically used to address existing project gaps and issues.

Councillor Horrill

Councillor Horrill sought a clearer understanding of progress and constraints regarding the Nutrient Mitigation Solution and shared concerns that the Bar End Depot regeneration project seemed stalled. She questioned the Winchester Movement Strategy's focus, noting the absence of a planned park and ride, which she considered fundamental for traffic reduction. She reiterated concerns expressed earlier in the meeting about the timely delivery of new homes and sought clarification on slow progress in achieving EPC C ratings. Finally, she highlighted that Q1 staff vacancies were delaying housing major repairs stressing the importance of timely delivery for tenants.

Councillors Cutler, Learney, Tod, Reach and Cramoysan responded to the comments made, including advising that an update on the Bar End depot would be submitted to Cabinet shortly and noting that some of the comments had been raised already either at Scrutiny Committee or earlier in the meeting. The Chief Executive also provided an update on the recent staff survey.

On behalf of Cabinet, Councillor Tod requested that the Chief Executive pass on its thanks to all staff for their work in achieving the outcomes outlined in the report.

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

**RESOLVED:**

That the progress achieved during Q1 of 2025/26 be noted and the contents of the report be endorsed.

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

RESOLVED:

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

13. **EXEMPT BUSINESS:**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. 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 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
14	General Fund budget outturn (exempt appendix)	) Information relating to the ) financial or business affairs of ) any particular person (including ) the authority holding that ) information). (Para 3 Schedule ) 12A refers)

14. **GENERAL FUND OUTTURN 24/25 (EXEMPT APPENDIX)**  
(CAB3514 EXEMPT APDX 7)

RESOLVED:

That the contents of the exempt appendix be noted.

The meeting commenced at 9.30 am and concluded at 12.00 pm

Chairperson

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## **CABINET**

**Thursday, 25 September 2025**

Attendance:

Councillors  
Tod (Chairperson)

Cutler  
Cramoysan  
Becker  
Learney

Porter  
Reach  
Thompson

**Members in attendance who spoke at the meeting**

Councillors Bolton, Godfrey and Lee

[Video recording of this meeting](#)

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1. **APOLOGIES**

There were no apologies received.

2. **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.

3. **PUBLIC PARTICIPATION**

There were no members of the public registered to speak.

4. **LOCAL GOVERNMENT RE-ORGANISATION: FINAL PROPOSAL FOR HAMPSHIRE & ISLE OF WIGHT**  
(CAB3515)

Councillor Tod advised that the report had been debated at Council the previous evening and a copy of the draft notes of that meeting had been circulated to all councillors present at Cabinet. In summary, he stated that no alternative proposals had been submitted, it was essential that a decision was made by the government deadline and there was a majority support for Option 2 as outlined in the report. In addition, the public engagement response indicated a preference for Option 2. At Council, concerns had been raised around the level of detail of the financial modelling, which would be explored further at this Cabinet meeting. In addition, there were other matters raised that would be considered at a later

stage of the process such as consideration of how we manage risk, how we factor the environment into future plans, how to address the challenge of a potential democratic deficit from reduced councilor numbers and larger authorities, and how to protect the mayoralty.

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

Councillor Lee

Councillor Lee stated that he remained unconvinced by the proposal, believing the suggested new authority would not be local and would be too large. He proposed a compromise that the council submit Option 2 as its preferred "least worst" option but simultaneously request a pause in the process to allow for a more balanced assessment. He justified this by highlighting several concerns, including the lack of a mandated climate impact assessment, the absence of a risk register, the potential for a democratic deficit with oversized councils, and concerns regarding the timing and meaningfulness of the public consultation.

Councillor Godfrey

Councillor Godfrey expressed concern about the lack of detailed financial information provided to the cabinet relating to the projected savings of £63.9 million, whilst accepting assurances regarding the quality of work undertaken by the council's Section 151 officer. He highlighted the significant difference between this figure and Hampshire County Council's (HCC) forecast, which predicted nearly £95 million less in savings annually. He contended that without access to the detailed models, Cabinet could not determine if the new authority would be financially sustainable or express a clear preference for an option and generally advised a more cautious approach on predicted savings. In addition, on behalf of Councillor Horrill who was unable to attend the meeting, he queried what would happen if option three (now Option 1A) was put forward by the government and Newlands parish did not want to be moved out of the mid-Hants authority?

Councillor Bolton

Councillor Bolton acknowledged that while residents welcomed the simplification of moving to a unitary system, they remained concerned about local identity and a potential democratic deficit. His primary concern was the lack of granularity of data and the high model risk associated with the financial projections. He cited the reorganisation in Cumbria as a cautionary tale of overestimated savings and underestimated costs, warning that poor financial outcomes can lead to service failures. Despite these reservations, he accepted that the proposed model of either a four or five unitary authority for the region should be considered.

Councillor Tod, the Chief Executive, the Director (Finance) and the Director (Legal) responded to the comments from councillors outlined above, including the following points:

- a) The Chief Executive stated that the proposed submission was a joint document and given the government had been clear in their aim for the



new shadow unitary councils to be place for May 2027 with new vested authorities by May 2028, it was unlikely that a request for a pause would be agreed.

- a) The Director (Finance) advised that in calculating the potential savings and the implementation costs from LGR the savings had been adjusted down by 10% and the implementation costs up by 10% to reflect erosion of benefits from having 4 mainland authorities as well as adding an additional 25% to implementation costs to reflect optimism bias and the risk of delivery (due to there being so many unknown factors at this early stage).
- b) The Director (Finance) confirmed that Section 151 officers from the 12 authorities had undertaken an exercise to understand the reasons for the different figures in the joint HCC and East Hampshire District Council proposals and were confident in the figures being put forward in the report.
- c) The Director (Legal) advised that if Option 1A was put forward as the preferred option by the government then the required boundary changes could be achieved via statutory instrument and the consultation would be the same as the government consultation on its preferred LGR proposal or could be achieved through a principal area boundary review at a later time.

Cabinet members also raised a number of questions in relation to the report. The Director (Legal) responded to questions regarding the possible alternative methods that could be used to preserve Winchester's mayoralty and confirmed that external legal advice would be sought at the appropriate time. The Director (Finance) also provided further information regarding the financial models used.

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

#### RESOLVED:

- 1. That views of council have been reviewed by Cabinet following the consideration of the submission 'close enough to be local, big enough to stay strong' at Full Council 25 September 2025.
- 2. That the full proposal to government at Appendix 4 be approved, including the council's primary support for Option 2 within the proposal, for submission to Government by the 26 September 2025 deadline
- 3. That it be noted that a final version of the proposal is under preparation following external legal advice which details that Option 3 will be referred to as Option 1A which is Option 1 as the core option but this is wholly conditional upon a formal request to Government as part of the Council's submission to undertake a modification to permit Option 1A as outlined in the proposal documents.

4. That it be noted that council has agreed that in the event of minor changes being necessary to the proposal, if they are agreed by all 12 councils, that the Leader, in consultation with the Chief Executive is authorised to agree such amendments on behalf of Winchester City Council.

The meeting commenced at 11.00 am and concluded at 12.10 pm

Chairperson

CAB3526  
CABINET

REPORT TITLE: BAR END DEPOT

14 OCTOBER 2025

REPORT OF CABINET MEMBER: Cllr Martin Tod (Leader and Cabinet Member for Asset Management)

Contact Officer: Geoff Coe (Corporate Head of Asset Management)

Email gcoe@winchester.gov.uk

WARD(S): ST MICHAEL WARD

## PURPOSE

To request that Cabinet approve the immediate re-marketing of Bar End Depot site.

McCarthy & Stone were the previous preferred bidder, but they have withdrawn from the process due to conditions in the retirement living and care home market.

Re-marketing will invite formal bids for a planning policy complaint 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.

## RECOMMENDATIONS:

1. That cabinet approve the re-marketing of the Bar End Depot site to commence in late October 2025.

**IMPLICATIONS:****1 COUNCIL PLAN OUTCOME****1.1 Greener Faster**

As per the previous marketing exercise, Bidders will be asked to explain their commitment to climate change. This is a land disposal so limited environmental conditions can be imposed upon a purchaser beyond those covered by Statute and Planning Policy. The Site currently comprises a range of industrial and commercial buildings and bare concrete hardstanding with no green space. Landscaping and green buffer zones, in accordance with the Bar End Design Framework, will significantly improve the Site's biodiversity.

**1.2 Thriving Places**

Redevelopment of the site will bring back a vacant site into beneficial use and create new homes, a convenience store, and employment opportunities.

**1.3 Healthy Communities**

The provision of a convenience store will benefit the local community. New residents will be encouraged to use the adjoining WSLP. There will be greater permeability through the Site to the WSLP. The site's natural environment and biodiversity will be significantly enhanced from its current hard surfaced landscape.

**1.4 Good Homes for All**

Development of the site will include an affordable housing provision.

**1.5 Efficient and Effective**

Market conditions have changed negatively over the last 12 months in the retirement living and care home sectors. This means that demand for development sites has been affected. We are responding to this market shift by proposing a re-marketing of the site to secure 'Best Consideration' and to support TC 25.

**1.6 Listening and Learning**

The 2018 Bar End Design Framework and 2016 Highcliffe Community Plan have been comprehensively referenced during the four public engagement events undertaken during 2022 and 2023. Redevelopment of the site will include all key elements of the 2018 Design Framework that will be refined during the planning process.

## 2 FINANCIAL IMPLICATIONS

- 2.1 The disposal of the site will result in a capital receipt. The Council can use capital receipts to fund capital expenditure either for future projects or to reduce the borrowing requirement for previous unfinanced capital projects. As part of Transformation Challenge 25 (TC25), the capital receipt will be applied to reduce the outstanding unfinanced capital expenditure in relation to the Winchester Sport & Leisure Park which stood at £35.7m as of 31 March 2024.
- 2.2 The consequence of applying a capital receipt to the unfinanced capital expenditure will reduce the ongoing Minimum Revenue Provision (MRP) charge, which is equivalent to the repayment of principal, and to either increase the return on investment that the Council receives due to higher cash balances and/or delay the need to externalise borrowing and therefore reduce interest payable.
- 2.3 In addition to the reduction in the ongoing cost of borrowing, disposal of the site will remove the current business rates liability from the Council (currently circa £100,000) and so provide further revenue savings.
- 2.4 By applying the receipt to prior years unfinanced capital expenditure, the Council's ongoing expenditure is reduced which helps it meet the target to reduce the forecast deficit and ensures it can continue to deliver high quality.
- 2.5 Additional marketing costs will be covered by existing budgets.

## 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 S123(1) of the Local Government Act 1972 provides the Council with the power to dispose of land and property, provided such disposal is for the best consideration reasonably obtainable. This is in addition to the Council's powers under the general power of competence in section 1 of the Localism Act 2011 as well as the Council's powers to dispose of land under Section 123 of the Local Government Act 1972 and Section 233 of the Town and Country Planning Act 1990.
- 3.2 By carrying out a competitive process of inviting bidders to make best bids the Council can demonstrate compliance with the duty to obtain best consideration.
- 3.3 The proposed transaction is a freehold land disposal. The Procurement Act 2023 (PA23) does not oblige the Council to pursue a procurement process. Only where the 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 within the proposal the subject of this report

#### 4 WORKFORCE IMPLICATIONS

- 4.1 None

#### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The Depot site has been largely unused for seven years, save for use by Hampshire Cultural Trust and temporary uses by construction contractors delivering key projects for WCC, such as WSLP and Winnall Flats. The site was due for marketing in 2021, but the pandemic caused an 18-month hiatus in demand for development sites, while increased costs of construction meant that many schemes became unviable at the time.
- 5.2 The Council has no ongoing requirement for the site, and the development market has recovered to a satisfactory position. A freehold sale represents good use of an unused Council asset and is consistent with the Council's Asset Management Strategy and legal obligation to achieve best consideration.
- 5.3 Redevelopment of the site will enhance the local area in terms of vibrancy, placemaking, provision of housing and convenience retail. This is a gateway site that currently underperforms as a principal route into the city. A sale and development of the site is intended to elevate the location and make best use of the brownfield site in delivering Council Plan objectives.
- 5.4 Remarketing of the site will request Planning Policy complaint schemes to be proposed.

#### 6 CONSULTATION AND COMMUNICATION

- 6.1 The Highcliffe Community Plan 2016 and The Bar End Design Framework 2018 were the result of extensive consultation with the local community over a period of three years. The documents set out local aspirations and adopted a framework for development of the new Winchester Sports and Leisure Park and surrounding area.
- 6.2 As part of the marketing process for the Bar End Depot site, the Council arranged four Highcliffe community engagement events on the 8<sup>th</sup> March 2022, 21<sup>st</sup> November 2022, 24<sup>th</sup> November 2022, and 4<sup>th</sup> September 2023. The purpose of these events was to inform the community about the Council's marketing programme and seek feedback on the process and outcomes. Ward councillors were also invited to these events.
- 6.3 The Highcliffe Forum presented a petition to Full Council on the 18<sup>th</sup> September 2024 containing 353 signatures from the Highcliffe area. Officers and the leader of the Council met with representatives of the forum on the 16<sup>th</sup>

September 2024 to better understand the request contained in their petition. The Highcliffe forum requested that “Winchester City Council provides space for a community hub to serve Highcliffe and the local area in any redevelopment of the Bar End Depot site”. Cllr Tod confirmed in response at the Full Council meeting that this important issue would be considered by Scrutiny Committee and by Cabinet on the 15<sup>th</sup> October 2024. This was duly performed.

- 6.4 Cabinet considered the relevant factors including chronology of public engagement from the Highcliffe Community Plan 2016 to the delivery of the Council’s new King George V pavilion (KGV). The Council have agreed terms with the Boxing Club for alternative permanent accommodation and are in direct contact with the Chief Executive of Youth Options to review youth provision priorities across the district.
- 6.5 Priorities voiced by Highcliffe residents in the 2016 Highcliffe Community Plan were incorporated into the 2018 Bar End Design Framework. In response to residents’ desire for a community facility, the Council has invested £4 million in the recently opened KGV. There were two rounds of consultation for the KGV Pavilion which concluded ‘KGV is a central point for Highcliffe residents to gravitate and meet’. Community feedback called for the KGV pavilion to be available for community purposes and for there to be a community room. This has been delivered and is available for the Highcliffe community. Highcliffe residents also have the benefit of a £42 million leisure park immediately next door, a facility that was not fully envisioned in 2016.
- 6.6 It is worth noting that Highcliffe Forum made no representations for community space on the Site in response to the Local Plan Regulation 18 consultation. It is also worth noting that during the March and November 2022 public engagement exercises it was a convenience store that was highlighted as the community’s highest priority and not a community facility.
- 6.7 Communications will be agreed to advise Ward members and the public about remarketing.

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The site is contaminated with petrochemicals from its former use and lacks any current environmental diversity. The site will be remediated and presents a significant opportunity for Biodiversity Net Gain.

## 8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 This a disposal of land and not the procurement of services by the Council. Specific details of design will be the subject of a planning application to be submitted by the purchaser.

## 9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

## 10 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
Financial Exposure	Selling the site avoids ongoing maintenance and rates liabilities and produces a capital receipt.	The capital receipt can be used to reduce previously unfinanced expenditure which would reduce the ongoing associated revenue costs.
Exposure to challenge Challenge to achieving best consideration	Comprehensive consultation and full marketing undertaken independently by commercial agents	
Innovation	N/A	
Reputation The council's reputation could be harmed if it is not possible to demonstrate consultation leading to the recommended decisions and the ability to achieve best consideration	Significant consultation has taken place to inform the marketing of the site. Independent support employed in the marketing exercise to ensure best consideration obtained. Independent support was employed for public engagement events.	
Achievement of outcome	Full marketing and selection of a preferred purchaser.	
Property	Local vandalism has been an issue that has cost the Council in repairs and security. A disposal limits future liabilities.	
Community Support Community will object to the winning proposal	Series of meetings held with local community. Proposals will be subject to statutory planning process where local community will be consulted and will have	Provision of affordable housing as part of the proposals Provision of a convenience store as part of the proposals.



	ability to comment on proposals.	
Timescales The developer could delay progressing the scheme when contracts have been exchanged	The sale contract will include long stop dates by which the developer should achieve certain milestone events	
Project capacity That the developer does not have sufficient capacity to bring development forward	Developer capacity and historical performance to deliver scheme will be assessed via the marketing and selection process.	
Other	N/A	

## 11 SUPPORTING INFORMATION:

- 11.1 The Site (See plan at Appendix 1) extends to 2.84 acres and is bounded by Bar End Road, Milland Road, WSLP, and Winchester University Sports ground.
- 11.2 On 15<sup>th</sup> October 2024, Cabinet approved the selection of McCarthy & Stone as preferred bidder for the purchase of Bar End Depot. Market conditions affecting the retirement living and care home sector have impacted on the proposed scheme. Having reviewed under bidder proposals, Legal advice and Agent advice is to re-market to secure best consideration.
- 11.3 The recommendation is to re-market the site for development of a mixed-use scheme that is Planning policy compliant including housing, a convenience store and an element of care.
- 11.4 Local Plan Policy: In recognition that the Site is previously developed land (pdl) and the need to make the best use of vacant pdl, Policy W9 in the emerging Local Plan allocates the site for a mixed-use development including 30 residential dwellings, specialised facilities which include an element of care and a local convenience store. The emerging Local Plan Policy wording does not define (in terms of use class) the specific type of care that would need to be provided. This flexibility in the Policy wording will enable different proposals to be assessed on their merits during the planning application process.
- 11.5 The Local Plan examination hearing sessions concluded in June 2025. The [Local Plan Inspector](#) has recently confirmed that subject to a six week Proposed Main Modification public consultation, the Plan is capable of being 'sound'. There is one minor [Proposed Main Modification](#) in relation to the Bar End site (MM58) which includes a new criterion about the need to provide a footway link and cycle link across the western boundary of the site.

- 11.6 In addition to the four public engagement events held in 2022 and 2023, the future redevelopment of the Site has been the subject to earlier public engagement and consultation events including:

**The Highcliffe Community Plan 2016:** Defined the community aspirations for the local area which included:

- A local convenience store
- Permeability from Highcliffe to the new WSLP
- Buffer zones of green space
- Height restrictions on new buildings
- Community space
- Mixed uses

**The Bar End Design Framework 2018:** Adopted a design framework for the WSLP and the surrounding area including the Site. Theme 4 on pages 22 and 23 of this document makes reference to:

- Appropriate separation distances with existing adjoining residential properties
- Uses that take account of the new WSLP
- A buffer of natural vegetation along the northern boundary of the depot site
- Low vehicular traffic generation
- Vehicle access from within the WSLP site
- Improved pedestrian access across the western side of the depot site
- Scale and massing of buildings to be limited to a maximum height of 12m (3 or 4 stories) towards the north of the site and no more than the height of the new WSLP building on the south side.
- Noisy and polluting uses to be avoided.

## 12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 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.
- 12.2 Do Nothing: Discounted due to ongoing financial liabilities and not a good use of Council assets.
- 12.3 Leisure: Discounted due to the significant investment already made by the Council in the adjoining WSLP and KGV Pavilion.
- 12.4 Light Industrial: The least compatible use for the location due to potential noise and traffic generation.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

[CAB3447 Bar End depot disposal](#)

Other Background Documents:-

[Bar End Design Framework, 2018](#)

None

APPENDICES:

Appendix 1: Site Plan

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Site Address:- FORMER DEPOT, BAR END ROAD, WINCHESTER

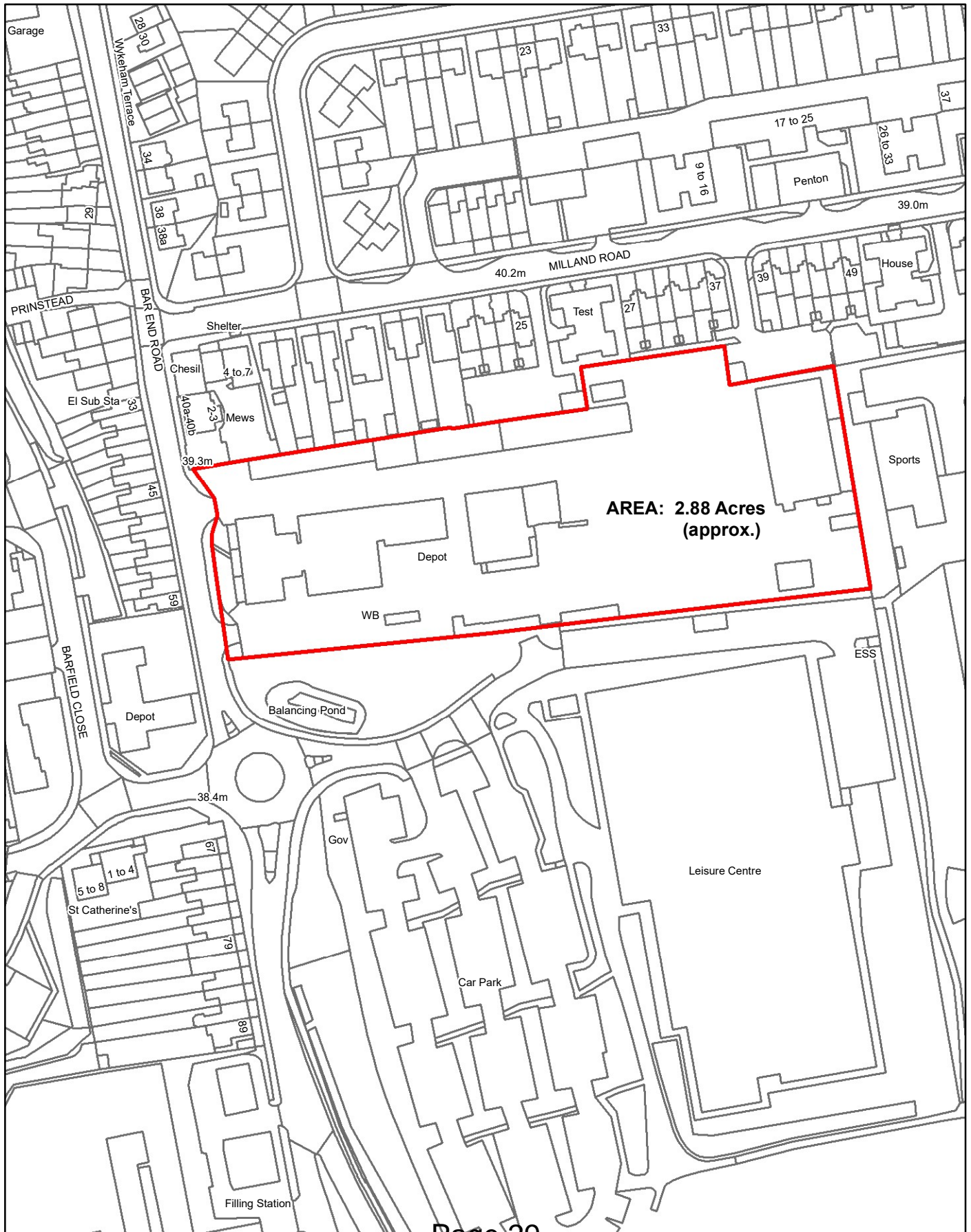


Winchester City Council  
Estates Division

Scale:- 1:1,500 @ A4 Portrait  
Date:- SEP 2024  
Ref:-

Map Ref: 4828

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CAB3451  
CABINET

REPORT TITLE: WOODMAN CLOSE, SPARSHOLT - FINAL BUSINESS CASE

14 OCTOBER 2025

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

Contact Officer: James Godson – New Homes Development Manager

Tel No: 07824711701 Email: [jgodson@winchester.gov.uk](mailto:jgodson@winchester.gov.uk)

WARD(S): WONSTON AND MICHELDEVER

PURPOSE:

This report sets out the final business case for the construction of five new council homes at Woodman Close, Sparsholt.

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.

This report summarises the outcome of this tender exercise and seeks authorisation to proceed with the scheme and to enter a JCT Design & Build Contract with the preferred bidder, subject to clarifications.

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.

It is proposed the scheme will be let at Social Rent and make use of Homes England funding and the council's S106 affordable housing developer contribution funding.

**RECOMMENDATIONS:**

1. That the Corporate Head of Asset Management be authorised to:
  - a. award and enter into a JCT Design & Build Contract to construct 5 homes at Woodman Close, Sparsholt.
  - 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.
2. That Cabinet approve an increase of £101,000 in the project budget to meet the total scheme cost of £2,057,000, and authorise expenditure of £2,057,000 against that budget, 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.
3. That Cabinet note that the proposed scheme is only viable if substantial S106 affordable housing developer contribution funding is used, and that Cabinet agrees to the deployment of S106 affordable housing developer contribution funding to develop the proposed scheme.
4. That if Homes England funding is not available or lower than anticipated, the Strategic Director 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 this report and the exempt appendix.



IMPLICATIONS:1 COUNCIL PLAN OUTCOME

## 1.1 Greener Faster

1.2 The development of Woodman Close, Sparsholt, aligns with the council's Greener Faster Council Plan priority. The new homes will be energy efficient and delivered to Part L building regulation standards with the addition of air source heat pumps and photovoltaic panels.

## 1.3 Thriving Places

1.4 Proposals for Woodman Close present an opportunity to repurpose existing garden plots to develop affordable housing. The proposals will present employment opportunities during construction, and the completed development will enable people to live and work in Sparsholt to support the local economy.

## 1.5 Healthy Communities

1.6 The provision of good quality homes will support physical and mental health and wellbeing. The development will be well-served by open space and the amenities and services within Sparsholt.

## 1.7 Good Homes for All

1.8 The completion of 5 high quality dwellings at Woodman Close will contribute to the council's ambition of delivering 1,000 homes by 2032 to provide much needed 1-bed and 2-bed affordable accommodation.

1.9 The proposals align with the council's commitment that all homes are energy efficient and affordable to run and will aim to deliver energy efficient homes to Part L building regulation standards with the addition of air source heat pumps and photovoltaic panels.

## 1.10 Effective and Efficient

1.11 The repurposing of large garden plots will provide an effective and efficient way to provide much needed affordable housing in Sparsholt.

## 1.12 Listening and Learning

1.13 The Council Plan and Housing Strategy are informed by the views of residents and stakeholders which support the objectives related to creating more affordable housing. The proposals for Woodman Close meet local need for affordable housing and residents have been consulted on the proposals.

2 FINANCIAL IMPLICATIONS

2.1 In February 2021, Cabinet approved a budget of £1,196,000 for this scheme ([CAB3290](#)), and at a decision day in July 2021 the outline business case (to

submit planning and invite tenders) was approved [DD30 - New Homes Scheme - Outline Business Case, Woodman Close, Sparsholt](#).

- 2.2 Costs of £218,621 have been incurred to date and recorded as Work in Progress on balance sheet. Should the project not proceed, these costs will be abortive and written off within the HRA.
- 2.3 Planning was submitted in October 2021 and approved in May 2023.
- 2.4 In 2024 following the grant of planning consent, tenders were sought from building contractors using the Westworks Framework, however the tenders received for the scheme were higher than anticipated.
- 2.5 The project budget was updated as part of the Housing Revenue Account (HRA) business plan process in February 2025. The approved business plan included a revised estimate of £1,956,000 for construction costs, employer's agent fees and contingency between 2025/26 and 2026/27. This was included in the capital programme as an unapproved budget.
- 2.6 As a result of the high build costs of the original tender, it was deemed appropriate to carry out an open tender rather than proceed with further competition via a framework agreement. This approach enabled all eligible building contractors to bid for the scheme, thereby increasing market engagement and helping to secure best value for money.
- 2.7 Prior to re-tendering, in conjunction with the council's appointed employer's agents, officers carried out a value engineering process to reduce the build costs for the scheme. The revised tender sought bids based on Part L building regulation standards with the addition of air source heat pumps and photovoltaic panels, rather than AECB standards, due to viability constraints.
- 2.8 An open tender was launched in June 2025, and bids received in July 2025.
- 2.9 Following evaluation and moderation of this second open tender process, a preferred contractor has been identified as the highest scoring of the seven tenders received, based on both cost and quality.
- 2.10 The build costs for this scheme are high due to site specific construction requirements such as piled foundations, retaining walls, and utility diversions. Small schemes also lack economies of scale, resulting in high site preliminary costs per unit.
- 2.11 A financial appraisal has been run based on the build cost, plus external fees, nitrate mitigation, and project contingency. This results in a total project cost of £2,056,869. This is a £100,869 increase from the February 2025 project budget. The appraisal is included in the Exempt Appendix.
- 2.12 It is proposed the completed units will be let at a Social Rent.

- 2.13 Homes England funding of £637,500 (£127,500 per unit) will be sought for this scheme, which is in line with appropriate grant levels for this type of scheme in this location let at Social Rent. The New Homes team, via the Wayfarer Consortium, will apply for Homes England funding from the Affordable Homes Programme (AHP) 2021-2026. Earlier this year, this programme was extended to allow applications for funding for schemes starting on site by March 2027 and reaching completion by March 2029, with a focus on Social Rent tenures. It is therefore anticipated that the council will be successful in its bid for grant funding for the scheme.
- 2.14 A further £1,050,000 of the council's S106 affordable housing developer contribution commuted sum funding is required to make the scheme viable to the HRA; this equates to 51% of the total scheme cost.
- 2.15 If the council is unsuccessful in its bid to Homes England, or the grant funding awarded is lower than anticipated, approval is sought to increase the council's S106 affordable housing developer contribution funding up to a maximum of £1,687,500 (£337,500 per unit), and/or increase rents to a maximum of Local Housing Allowance levels, to ensure the scheme remains affordable to the Housing Revenue Account. There is currently £13.7M of S106 affordable housing developer contribution funding available to spend. Any subsidy used represents an opportunity cost as it will reduce the amount of S106 affordable housing developer contribution funding available to apply to future projects.
- 2.16 Borrowing costs currently remain uncertain, and as a result the assumed cost of finance has been applied at 6%. However, given uncertainty, sensitivity analysis has been undertaken to show the impact of a 0.5% increase or decrease in borrowing rates, and this is summarised in the Exempt Appendix.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The open tendering procedure complies with the requirements of the Procurement Act 2023 and the Council's Contract Procedure Rules. The opportunity was advertised via the UK Government's "Find a Tender" portal, ensuring transparency and accessibility to all interested suppliers.
- 3.2 The council's Procurement Team supported the tendering process in collaboration with the New Homes Team, and Calford Seaden, acting as the employer's agents. Tenders were evaluated jointly by the New Homes Team and Calford Seaden in their respective roles.
- 3.3 The works would be delivered under a Design & Build JCT 2016 model form contract.

### 4 WORKFORCE IMPLICATIONS

- 4.1 None – All under business plan objectives.

## 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The development proposals are on council owned land and will provide 5 new affordable housing units. This will be a council owned asset, with ongoing maintenance obligations.

## 6 CONSULTATION AND COMMUNICATION

- 6.1 The concept of development on the site was discussed with Ward Members and Sparsholt Parish Council at the outset of consideration of the site for development. Neighbours will be advised of the project timeline if this final business case is approved.
- 6.2 Prior to a planning application being submitted the New Homes team consulted with planners, Sparsholt Parish Council, Cabinet and Ward Members, and residents. Community consultation events have outlined proposals, and feedback from the consultation events has been taken into account.
- 6.3 The main concern from residents related to a loss of car parking. The New Homes team has worked closely with Estates Improvements with regards to the wider parking in and around Woodman Close and a parking improvement project has been completed.
- 6.4 There has been a separate and ongoing consultation with the residents of 13 & 14 Woodman Close whose gardens are being utilised. One garden area was retaken between tenancies, and the tenant of the other garden has agreed to relinquish the garden land required for development. Housing Management and New Homes have discussed the council's Home Loss and Discretionary Payment Policy with the tenant, which will apply to their tenancy.

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The programme will be affected by the bird nesting season. It is anticipated that if this project is approved, the contractor can start on site in December 2025 to avoid disruption to nesting birds. The contractor will have to ensure all the pre-planning conditions are discharged accordingly.
- 7.2 Slow worms have been relocated from the site, and grass has been kept short since, to prevent recolonisation, this has been recently done in August 2025.
- 7.3 Air source heat pumps and photovoltaic panels will be employed on the build.

## 8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 An Equality Impact Assessment has been completed for the Housing Development Strategy approved by Cabinet in March 2021 (CAB3291).

- 8.2 The completed development 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.
- 8.3 The low energy demand and high energy efficiency of the development will limit running costs for tenants.
- 8.4 Community consultation has not given rise to representations that there will be adverse effects from the proposed development on protected groups.

## 9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None required.

## 10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Financial exposure	<p>A financial development appraisal has been completed, and the scheme passes the council's viability tests, by using S106 affordable housing developer contribution funding and Homes England funding (if awarded) to subsidise the scheme. If the council is unsuccessful in its bid to Homes England, or the grant funding awarded is lower than anticipated, approval is sought to increase the council's S106 affordable housing developer contribution funding, and/or increase rents to a maximum of Local Housing Allowance levels, to ensure the scheme remains affordable to the Housing Revenue Account.</p> <p>Financial checks will be carried out on the preferred developer prior to their appointment.</p>	

	<p>A JCT Design and Build (D&amp;B) contract will be used to achieve price certainty and reduce exposure to increased financial risk.</p> <p>A 20% contingency on build cost has been used in the current financial forecasts on the project. This is an appropriate level of contingency for a D&amp;B construction contract of this size.</p>	
Exposure to procurement challenge from another developer	External procurement advice was sought from the council's Employer's Agent and internal procurement colleagues to ensure compliance with procurement regulations and to support a transparent and fair open tender process.	
Innovation	The scheme will be built to Part L building regulation standards with the addition of air source heat pumps and photovoltaic panels.	
Reputation	The developer will be a 'considerate contractor'. A construction plan to account for vehicle movements at peak times and minimising disruption to residents will be monitored. The contractor's construction compound will be given careful consideration.	

Achievement of outcome	The proposed scheme will provide energy efficient and affordable housing in a sustainable rural village with high housing need.	
Property	The 5 new affordable dwellings will be owned by the council.	
Community Support	There were no objections to the planning application from local residents, and the Parish Council were supportive of the application.	
Timescales	If approved, the scheme can commence on site in December 2025 and is estimated to complete in January 2027.	
Project capacity	Within existing resources.	
Other		

## 11 SUPPORTING INFORMATION

- 11.1 The site is made up of land comprised of former garden to the side and rear of two HRA-owned properties, 13 and 14 Woodman Close, Sparsholt. The site fronts onto Bostock Close and is in the council's ownership.
- 11.2 The scheme will provide a mix of two 2-bed detached bungalows and three 1-bed terraced houses for Social Rent on council land built to Nationally Described Space Standards and Part L building regulation standards with the addition of air source heat pumps and photovoltaic panels, limiting carbon emissions and resident utility bills.
- 11.3 It is expected that development will commence in December 2025, with homes being ready for occupation in early 2027.
- 11.4 The properties will be highly energy efficient, thereby reducing energy demand. It is proposed to use photovoltaic panels on the roofs of the bungalows and houses. Heating of hot water and space heating will be

provided by air source heat pumps. The properties will have a prominent level of air tightness which in turn will reduce the energy demand. Mechanical Ventilation with Heat Recovery will continuously provide fresh air.

- 11.5 The two bungalows will be built to M4(3) accessibility standards to ensure they are suitable for wheelchair users, and the three houses will be built to M4(2) accessibility standards.
- 11.6 There are currently 16 applicants with a qualifying local connection to Sparsholt on the council's housing waiting list. Those with a qualifying local connection to Sparsholt will be prioritised for the three houses. Due to their high accessibility standards, if there are no bidders with a qualifying local connection and an accessibility need, those with an accessibility need will be prioritised above those with a local connection for the two bungalows.
- 11.7 All construction carries with it the potential to create some disturbance for neighbours. The New Homes Team will work closely with the contractor to keep inconvenience to a minimum. A construction management plan and a traffic management plan will be drawn up and agreed as part of the preliminaries for the contract, and in accordance with the planning consent granted for the scheme. The preferred contractor is part of a considerate contractor scheme.
- 11.8 Planning permission was granted for the proposals (21/02640/FUL) in May 2023.
- 11.9 A separate project to increase parking provision around the green space in Woodman Close was completed in 2024.
- 11.10 As part of options appraisal and design evolution there was engagement with members, Sparsholt Parish Council and the local community as set out in Section 6 above. The proposal was also subject to consultation as part of the planning application process.

## 12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 Not proceeding with the scheme – this would not help deliver the *Good Homes for All* priority and would result in £218,621 of abortive revenue costs.
- 12.2 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.



BACKGROUND DOCUMENTS: -

Previous Committee Reports: -

DD 30 5 July 2021

- Title – Outline Business Case, Woodman Close Sparsholt
- Decision Taker – Cabinet Member for Housing and Asset Management
- Report author – New Homes Development Manager – New Homes

Other Background Documents: -

Planning Consent Link: [21/02640/FUL](#)

APPENDICES:

Exempt Appendix A

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CAB3524  
CABINET

REPORT TITLE: DRIVING AGRITECH INNOVATION: WINCHESTER CITY  
COUNCIL'S GRANT-FUNDED PARTNERSHIP WITH SPARSHOLT

REPORT OF CABINET MEMBER: Cllr Lucille Thompson

Contact Officer: Suzanne Dixon

Tel No: Tel: 01962848280 Ext: 2297

Email SDixon@Winchester.gov.uk

WARD(S): ALL

PURPOSE

This report provides a summary of the grant application we have made as lead partner to the Government Department of Science, Innovation & Technology for the Digital Innovation Inclusion Fund for £223,850.

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 Strategy, and this initiative has come about because of the council's investment in supporting this key sector for the district.

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.

If awarded, the grant will deliver digital skills to both 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.

RECOMMENDATIONS:

1. Note the summary detail of the Digital Inclusion Innovation fund grant bid outlined below.
2. Subject to a successful grant application, approve the following budgets and expenditure totalling £223,850:
  - A capital grant to Sparsholt college of up to £144,542
  - A revenue grant to Sparsholt college of up to £42,000
  - A one-off administration budget of £37,308 to be funded by the grant received
3. Delegate authority to Corporate Head of Economy and Community to enter into a memorandum of understanding with the government Department of Science, Innovation & Technology
4. Delegate authority to Corporate Head of Economy and Community to enter into a grant agreement with Sparsholt College to deliver the programme.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

Greener Faster.

- 1.1 The programme is a catalyst for economic resilience, environmental responsibility, and social equity in Winchester's rural communities. The project outcomes support the council plan outcome for the district to be carbon neutral by 2030.
- 1.2 It aligns with the council's Green Economic Development Strategy (GEDS) action plan in terms of tackling digital inequalities.
- 1.3 The training equips farmers with tools to monitor and reduce environmental impact. This will be useful if they then go on to apply for the council's low-carbon assessments and green business audits. By enabling smarter resource management reducing inefficiencies and reducing emissions from agriculture, the programme contributes to the Council's Carbon Neutrality Action Plan.
- 1.4 It supports the council's role in influencing and collaborating with landowners, land managers, farmers, groups, charities, partnerships. Similar examples of this include the Meon Valley Partnership, the East Hants Catchment Partnership and the Test and Itchen Partnership, along with environmental stewardship ambitions for rural areas as outlined in the council's Nature Improvement Plan. It also complements other efforts like the DEFRA test and trial initiative on Environmental Land Management Schemes (ELMS).
- 1.5 Improved skills and training enable the adoption of precision farming, optimising land use and reducing resource waste, contributing to biodiversity protection and sustainable land management.

Thriving Places

- 1.6 The council has provided strategic vision and combined with Sparsholt's educational expertise, will develop a programme that will strengthen productivity, sustainability, and innovation in the rural economy. Winchester City Council has taken a leading role in supporting this proposed Agri-Tech initiative, having led its design, stakeholder engagement, and funding application.
- 1.7 This programme contributes directly to the council plan aim to work with further and higher education, alongside local businesses, to support skills and enable research and knowledge transfer. It also supports the outcome of strong, sustainable business growth.
- 1.8 It will provide the necessary skills to enable adoption of precision farming, using satellite data and remote sensing technologies, that will boost productivity and profitability by:

- a) increasing yields through data driven decisions
- b) reducing input costs
- c) improving market readiness and traceability

It will strengthen the viability of small and medium farms wishing to embrace digital innovation in agriculture, a key sector in the Winchester district. It enables young people to work in the district by tackling digital exclusion in rural communities, ensuring farmers and students; especially those with limited access and opportunity, to gain the digital skills needed for modern, sustainable farming.

### Learning

- 1.9 This supports the council's commitment to inclusive green growth, ensuring that no community is left behind in the transition to a low-carbon economy
- 1.10 This initiative was developed by Winchester City Council as part of its ongoing efforts to support innovation and promote digital inclusion within the rural economy. To help strengthen community connections and raise awareness, the Council will aim to keep residents, stakeholders, and the wider public informed about the project and how it relates to Winchester.
- 1.11 Individual farmers across the district were consulted through surveys, farm visits, and community forums. These conversations provided real-world context of the day-to-day realities of farming across the district. Many expressed enthusiasms for collaborating with students and welcomed the opportunity to trial new technologies. Their openness and insights have shaped the programme into a truly collaborative approach that reflects the needs, aspirations, and ingenuity of Winchester's agricultural community.

## 2 FINANCIAL IMPLICATIONS

- 2.1 A bid has been submitted to the Government's Digital Innovation Inclusion fund for a grant of £223,850. If approved and subject to signed grant agreements, the council will be required to invoice for activities taken place up to and including 16 January 2026 and then again on 30 April 2026. All funded activities must be concluded by 31 March 2026. Central government reserves the right to withhold final payment to the council until final reporting and payment is completed.
- 2.2 In addition to the above bid Sparsholt College will be directly providing match funding of £37,000, making the value of the overall project at £260,850.
- 2.3 Funding is provided under a formal grant agreement between the Department for Science, Innovation and Technology (DSIT) and the council. Payments will be contingent on the council's compliance with monitoring requirements, achievement of agreed milestones and satisfactory progress reporting.

- 2.4 The council will require its delivery partner, Sparsholt College, to invoice for reimbursement of costs relating to capital expenditure and programme delivery in line with central governments instalment plan. This ensures accountability and encourages efficient use of resources.
- 2.5 It is proposed to use the 20% administration allocation to ensure the council fulfils its obligations as lead authority. It will support the productive delivery and administration of the grant by providing resources within the Economy & Community service, Procurement Finance and Legal teams to administer and manage the programme.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 As lead authority the council is obliged to commit to a formal grant agreement with the Department for Science, Innovation and Technology (DSIT). This will establish:
- a) The council as Lead Authority with responsibility for oversight and governance, submission of progress reports and financial claims, along with ensuring compliance with the fund requirements.
  - b) Sparsholt College as delivery partner, responsible for implementation of programme activities
  - c) A clear statement of project objectives and outcomes, aligning with the Digital Inclusion Innovation Fund along with a description to the target demographic.
  - d) Funding and financial arrangements, including the instalments plan, reimbursement process and requirements for expenditure evidence.
  - e) Monitoring and reporting including progress update schedule and metrics for evaluating success

### 4 WORKFORCE IMPLICATIONS

- 4.1 The bid has been developed and if granted will be delivered within the current resourcing in the economy team. The programme of work will be led by the Economic Development Officer (Green Growth). Other resources can be deployed from within the economy team as required.
- 4.2 The responsibilities of lead authority will be undertaken by this resource which will include the effective and timely delivery of the programme with the council's delivery partner, as set out in the agreement with the Department of Science, Innovation and Technology.
- 4.3 Support from Legal will be required for the council's commitment to a grant agreement with the Government department, and along with Procurement, for the grant agreement with Sparsholt College. Finance support will be required

throughout the life of the programme to support the financial management, monitoring and report between both government and Sparsholt College.

- 4.4 This time spent the supporting the programme can be claimed against the 20% administration fee (up to £37,308) allowed by the programme for the lead authority roles of administration and management.

## 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 There are no direct implications for council property or assets. The ownership and ongoing liability for any assets purchased by the programme's participants using grant will remain with the individual recipient.

## 6 CONSULTATION AND COMMUNICATION

- 6.1 To ensure the success and relevance of the proposed training initiative, Sparsholt College, who has an industry leading reputation for expertise in agricultural education and innovation, were approached for their expertise to co-design the programme. Through a series of planning meetings and curriculum workshops, Sparsholt College faculty helped shape the educational framework, ensuring that the programme aligns with both academic standards and the practical needs of students. Their input has also guided the integration of satellite data and remote sensing technologies into hands-on learning modules, making the training both cutting-edge and accessible.
- 6.2 The council also consulted with Space South Central, a leading technical consortium in satellite and space-based technologies. Their specialists provided critical insights into the capabilities and limitations of remote sensing tools, helping us identify the most appropriate platforms for agricultural use. Space South Central will support training delivery through guest lectures, demonstrations, and access to real-time data streams. This partnership ensures the programme is grounded in the latest technological advancements and remains future proof as the sector evolves.
- 6.3 Engagement with the National Farmers Union (NFU) has been equally vital. The council held targeted consultations with NFU representatives to understand the broader challenges facing farmers across Winchester district, particularly around digital access and sustainability. Their feedback helped refine the programme's objectives to better support profitability and resilience in farming. The NFU has also committed to promoting the initiative through its local networks, helping reach farmers who may benefit most from digital upskilling.
- 6.4 To ensure grassroots relevance, we conducted listening sessions with the three farming clusters in Winchester district each representing a unique mix of land use, crop types, and community priorities. These sessions revealed a strong appetite for innovation but also highlighted barriers such as cost, connectivity, and digital literacy. By incorporating their feedback, a tailored



programme of flexible learning formats, equipment-sharing schemes, and targeted support for digitally excluded participants, has been developed.

## 7 ENVIRONMENTAL CONSIDERATIONS

7.1 The programme working with farmers aims to support them adopt more sustainable and environmentally beneficial practices for example:

- a) Remote sensing enables farmers to monitor soil moisture, crop health, and nutrient levels with precision. This leads to:
  - (i) Reduced water usage through targeted irrigation
  - (ii) Lower fertilizer and pesticide application
  - (iii) Minimised waste and runoff into local ecosystems
  - (iv) Carbon Footprint Reduction
- b) Improving operational efficiency, the programme helps reduce emissions from:
  - (i) Overuse of machinery and fuel
  - (ii) Excessive chemical inputs
  - (iii) Inefficient land use practices
- c) Enhanced biodiversity and soil health
- d) Satellite imagery helps identify areas of land degradation and supports regenerative practices like:
  - (i) Crop rotation and cover cropping
  - (ii) Rewilding marginal lands
  - (iii) Monitoring and protecting habitats within farmland

7.2 This aligns with Winchester City Council's Carbon Neutrality Action Plan, supporting agriculture's role in climate mitigation. These practices contribute to long-term ecosystem health and resilience.

## 8 PUBLIC SECTOR EQUALITY DUTY

8.1 An Equality Impact Assessment has been undertaken (Appendix A).

## 9 DATA PROTECTION IMPACT ASSESSMENT

9.1 The submission of the grant application does not have any direct implications for data protection. However, if successful, the programme may have implications as they will involve local people, the details of whom may need to be captured, for example enrolling on the training courses. Sparsholt College, the delivery partner will hold individual personal data and as such, as part of the council's role as lead partner, they will be required to demonstrate that they are GDPR compliant in handling and storing such data.

## 10 RISK MANAGEMENT

10.1 The table below considers the risks, mitigation and opportunities related to the bid for funding from the Digital Inclusion & Innovation Fund.

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<p>Financial Exposure: Winchester City Council accountable body to deliver the programme through its partner Sparsholt College</p> <p>DSIT withhold final payment until final reporting is completed</p>	<p>Memorandum of understanding with Sparsholt College including following Winchester City Council's procurement process to procure equipment</p> <p>The council will withhold any payments to third parties until funding has been drawn down.</p> <p>Robust programme management will ensure that DSIT milestones and deadlines are met</p>	<p>£223,850 of additional funding for Winchester District based educational provider and farming community.</p>
<p>Exposure to challenge: other colleges not given opportunity to partner on project</p>	<p>Sparsholt College is unique in its specialist focus for students pursuing careers in rural industries and environmental management. There is no other college within the Winchester District or Hampshire that offers the same level of expertise</p>	<p>This project would further enhance Sparsholt and local farmers expertise in remote sensing, agronomy, GIS, satellite imagery and farm data.</p>
<p>Innovation: programme increases digital skills by providing state-of-the-art equipment and hands-on training to both aspiring agricultural professionals and seasoned farmers.</p>		<p>Provides opportunity to give access to digital tools such as Sentinel Hub, NDVI analysis platforms, and farm mapping software</p>
<p>Reputation: Risk of not securing funding</p>	<p>WCC and Sparsholt College team have proven track record of securing external funding</p>	<p>Strong partnership with Sparsholt College provides opportunity for to bid for alternative funding for rural communities</p>

Achievement of outcome: Poor engagement amongst students and rural community	Comprehensive marketing plan  Part of student curriculum	
Property		
Community Support	Comprehensive stakeholder engagement plan	
Timescales: Lead in time to purchase equipment		Opportunity to procure at risk before funding
Project capacity	Dedicated officers at Winchester City Council and Sparsholt College responsible for delivering outcomes	Opportunity for add on projects such as a rural conference

## 11 SUPPORTING INFORMATION:

- 11.1 This programme bridges the gap between cutting-edge Agri-Tech and practical farming knowledge, by providing digital skills training and access to technical equipment. Combining academic insight with real-world application, empowers participants to make data-driven decisions on crop health, soil management, irrigation, and yield forecasting.
- 11.2 It serves as a strategic initiative to equip agricultural students with the technical competencies demanded by the modern Agri-Tech industry, while simultaneously providing local farmers with the opportunity to upskill in precision farming practices. Through shared learning and real-world application, it contributes to the development of a resilient, future-ready workforce, capable of navigating the evolving challenges of the agricultural sector.
- 11.3 Beyond its educational impact, the programme is designed to cultivate new partnerships between Sparsholt College, local farms, and industry stakeholders, laying the foundation for a more connected and innovative agricultural ecosystem. Fostering collaboration between academia and the farming community, the programme enhances productivity, supports sustainable land management, and drives economic growth across the Winchester district.
- 11.4 The programme will provide access to the latest technical equipment and training to 20 farmers and 40 students who would be otherwise excluded developing digital skills, either through lack of skills or access to equipment.

### 11.5 Programme Delivery

Delivered at Sparsholt College, the three-month training programme includes:

- a) Workshops and seminars led by experts in remote sensing, agronomy, and GIS
- b) Practical sessions using satellite imagery and farm data from the Winchester District
- c) Collaborative projects pairing students with farmers to solve real agricultural challenges
- d) Access to digital tools such as Sentinel Hub, NDVI analysis platforms, and farm mapping software
- e) Follow-up support through online resources and one-on-one advisory sessions
- f) Participants will learn to interpret high-resolution Earth observation imagery to monitor crop health, assess soil conditions, and manage land use with precision. The use of Copernicus Open Access Data and cloud-based platforms like EO Browser ensures cost-free access to vast datasets, removing financial barriers for small farms.

### 11.6 Programme Milestones

November 2025	Purchase of equipment Training of staff
November – December 2025	Three Introductory workshops to farm Winchester to River Test, Candover and South Downs farm clusters.  Three theoretical workshops delivered to students and farmers at Sparsholt College. [OBJ]
Between November and December	Create training programme curriculum
January 2026	Begin three-month technical teaching programme
February 2026	Rural conference title to be agreed - to include project achievements. Held at Sparsholt College
March 2026	Equipment loans to farmers and students

## 11.7 Summary of Programme Key Performance Indicators

<b>Area of Performance</b>	<b>Key Performance Indicator</b>
<b>Programme Engagement and Reach</b>	20 Farmers and 40 students  80% attendance
<b>Measure of consistency and commitment to the programme.</b>	All 20 allocated farmer-student collaboration projects completed to satisfaction  90% of participants will be able to independently use satellite tools (e.g., EO Browser, NDVI platforms)
<b>Agricultural Impact</b>	All students and farmers to demonstrate plans to reduce input usage of fertiliser, water, pesticides to show efficiency gains through precision agriculture.  Five farms adopting satellite-based monitoring post-programme within six months to indicate long-term behavioural change.
<b>Environmental &amp; Sustainability Metrics</b>	Area of land under improved management practices Number of biodiversity hotspots or erosion risks identified and addressed
<b>Educational &amp; Career Development</b>	Number of student placements or internships resulting from the programme  25% increase in number of students pursuing Agri-Tech or geospatial careers from pilot.
<b>Community &amp; Ecosystem Strengthening</b>	Number of advisory sessions delivered post-training  New partnerships formed between Sparsholt College and local farms Repeat participation or referrals from past attendees

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 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.

BACKGROUND DOCUMENTS: -

Previous Committee Reports: -

None

Other Background Documents: -

[Digital Inclusion Innovation Fund - GOV.UK](#)

APPENDICES:

CAB3524 APPENDIX Digital Inclusion Innovation Equality Impact Assessment

## Appendix CAB 3524: 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	N/A
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	Internal colleagues consulted in finance, legal, procurement and economy and tourism teams. All partners at Sparsholt College have also been consulted and their Deputy Principal Suzanne Grant is assisting with the application.
3	Have previous consultations highlighted any concerns about the policy or project from an equality impact perspective?	No	N/A
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	N/A
5	Does any accessible data regarding the area which your work will address identify any areas of	No	N/A

		Yes/No	Please provide details
	concern or potential problems which may impact on your policy or project?		
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	<p>Both colleagues at Sparsholt College and our economy and tourism team bring extensive experience in delivering initiatives that address inequality of opportunity in the UK and international contexts.</p> <p>Sparsholt College staff have expertise teaching within the agricultural sector and in delivering projects which successfully address equality issues. Their experienced academics have extensive experience in delivering and designing inclusive frameworks, evaluating impact through qualitative and quantitative methods, and engaging with stakeholders to ensure that equality considerations are embedded throughout.</p> <p>Winchester City Council's project lead is a research professor, who has led training and capacity-building projects focused on promoting equitable access and outcomes in education and professional development. These projects have been implemented in the UK, China, and across rural areas in wider Europe, each tailored to the specific socio-cultural and economic landscapes of the region.</p> <p>This combined experience has equipped the project team, with an understanding of how to implement schemes that are both context-sensitive and aligned with broader equality impact goals.</p>



		Yes/No	Please provide details
7	Are there any other issues that you think will be relevant?	No	N/A

## Section 2 - Your EqIA form

<b>Directorate:</b> Place	<b>Your Service Area:</b> Economy and Community	<b>Team:</b> Economy and Tourism	<b>Officer responsible for this assessment:</b> Suzanne Dixon Economic Officer (Green Growth)	<b>Date of assessment:</b> 18 September 2025
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	Question	Please provide details
1	What is the name of the policy or project that is being assessed?	Project: Digital Inclusion Innovation Programme
2	Is this a new or existing policy?	New programme designed to impact existing policy
3	Briefly describe the aim and purpose of this work.	<p><b>Increase digital inclusion amongst students and farmers</b></p> <ul style="list-style-type: none"> <li>• Provide hands-on access to satellite data and remote sensing tools (e.g. Sentinel Hub, EO Browser).</li> <li>• Deliver training in digital platforms for crop monitoring, soil analysis, and farm mapping.</li> <li>• Foster co-learning between agricultural students and local farmers to bridge generational and technological gaps.</li> </ul> <p><b>Develop high-level technical farming skills</b></p> <ul style="list-style-type: none"> <li>• Equip participants with expertise in GIS, NDVI analysis, and earth observation imagery interpretation.</li> <li>• Offer workshops led by specialists in agronomy, geospatial science, and precision agriculture.</li> <li>• Enable real-world problem solving through collaborative student–farmer projects using local farm data.</li> </ul> <p><b>Increase crop yield and economic growth</b></p> <ul style="list-style-type: none"> <li>• Promote data-driven decision-making to optimise input use (fertiliser, water, pesticides).</li> </ul>

		<ul style="list-style-type: none"> <li>• Reduce costs and labour through satellite-based scouting and land assessment.</li> <li>• Support sustainable practices that enhance productivity, biodiversity, and carbon sequestration.</li> </ul> <p>This programme transforms digital tools into practical farming solutions, empowering both current and future agricultural professionals while driving innovation, sustainability, and economic resilience across the Winchester District.</p>
4	What are the associated objectives of this work?	<p><b>Associated objectives</b></p> <p><b>Empowerment through digital access</b></p> <ul style="list-style-type: none"> <li>• Provide equitable access to satellite-based agricultural tools for small and medium-sized farms.</li> <li>• Reduce digital exclusion by training both farmers and students in remote sensing and GIS technologies.</li> </ul> <p><b>Skill development and workforce readiness</b></p> <ul style="list-style-type: none"> <li>• Equip students with industry-relevant Agri-Tech skills for careers in environmental science, geospatial analysis, and precision farming.</li> <li>• Enhance farmers' technical capabilities to adopt data-driven decision-making in daily operations.</li> </ul> <p><b>Innovation and knowledge transfer</b></p> <ul style="list-style-type: none"> <li>• Foster collaboration between academic institutions and local farming communities to co-develop practical solutions.</li> <li>• Create a sustainable pipeline of innovation by embedding Agri-Tech into traditional farming practices.</li> </ul> <p><b>Improved agricultural productivity</b></p>

		<ul style="list-style-type: none"> <li>• Increase crop yields through targeted interventions based on satellite imagery and data analytics.</li> <li>• Reduce input costs and environmental impact by optimizing resource use (e.g. water, fertilisers, pesticides).</li> </ul> <p><b>Environmental stewardship</b></p> <ul style="list-style-type: none"> <li>• Promote regenerative farming practices and monitor carbon sequestration using Earth observation data.</li> <li>• Support biodiversity and soil health through improved land management and erosion risk identification.</li> </ul> <p><b>Economic growth and community resilience</b></p> <ul style="list-style-type: none"> <li>• Strengthen the local agricultural economy by improving farm profitability and sustainability.</li> <li>• Build a future-ready agricultural ecosystem that supports long-term rural development in the Winchester District.</li> </ul> <p>These objectives work together to create a digitally inclusive, environmentally responsible, and economically vibrant agricultural sector.</p>
5	Who is intended to benefit from this work and in what way?	<p><b>Farmers (small to medium-sized)</b></p> <p>Benefits:</p> <ul style="list-style-type: none"> <li>• Access to Agri-Tech tools like satellite imagery and NDVI analysis, previously out of reach due to cost or complexity.</li> <li>• Improved decision-making on crop health, irrigation, and soil management.</li> <li>• Reduced costs through precision input use and less reliance on manual scouting.</li> <li>• Increased yields and profitability via targeted interventions and better land management.</li> <li>• Environmental gains through regenerative practices and carbon monitoring.</li> </ul>

		<p><b>Agricultural Students (Sparsholt College)</b></p> <p>Benefits:</p> <ul style="list-style-type: none"> <li>• Hands-on experience with cutting-edge technologies used in modern farming.</li> <li>• Career readiness for roles in Agri-Tech, geospatial analysis, and environmental science.</li> <li>• Collaborative learning with real-world applications through farmer partnerships.</li> <li>• Exposure to local challenges, making their education more relevant and impactful.</li> </ul> <p><b>Educators and advisors</b></p> <p>Benefits:</p> <ul style="list-style-type: none"> <li>• Enhanced curriculum with practical, data-driven agricultural training.</li> <li>• Stronger community ties through collaboration with local farmers.</li> <li>• Knowledge transfer opportunities that extend beyond the classroom.</li> </ul> <p><b>Local Community and Economy (Winchester District)</b></p> <p>Benefits:</p> <ul style="list-style-type: none"> <li>• Economic growth through more productive and sustainable farms.</li> <li>• Digital inclusion that empowers rural stakeholders with modern tools.</li> <li>• Environmental resilience via better land use and climate-smart agriculture.</li> <li>• Innovation ecosystem that connects education, technology, and tradition.</li> </ul>
6	What are the outcomes sought from this work?	<p><b>Agricultural outcomes</b></p> <ul style="list-style-type: none"> <li>• Improved crop yields through data-driven farming decisions.</li> <li>• Optimised resource use, reducing waste and input costs (e.g. fertilisers, water, pesticides).</li> </ul>

		<ul style="list-style-type: none"> <li>Enhanced land management using satellite imagery to monitor soil health, erosion risks, and biodiversity.</li> <li>Greater farm profitability by applying precision techniques that increase efficiency and sustainability.</li> </ul> <p><b>Educational outcomes</b></p> <ul style="list-style-type: none"> <li>Up-skilled agricultural students with hands-on experience in Agri-Tech and geospatial analysis.</li> <li>Practical learning environment that connects academic theory with real-world farming challenges.</li> <li>Career readiness for students entering modern agricultural and environmental sectors.</li> </ul> <p><b>Community and economic outcomes</b></p> <ul style="list-style-type: none"> <li>Digital inclusion for farmers who previously lacked access to advanced technologies.</li> <li>Stronger ties between educational institutions and local farming communities.</li> <li>Economic growth in the Winchester District through smarter, more productive farming.</li> <li>Environmental resilience via regenerative practices and carbon monitoring aligned with national sustainability goals.</li> </ul> <p><b>Long-term impact</b></p> <ul style="list-style-type: none"> <li>Sustained innovation pipeline by embedding Agri-Tech skills in both current and future generations.</li> <li>Knowledge transfer that empowers rural stakeholders and advisors.</li> <li>Scalable model that could be replicated in other districts or sectors.</li> </ul>
7	What factors/forces could contribute or detract from the outcomes?	<p><b>CONTRIBUTING FACTOR</b></p> <p><b>Strong institutional support</b></p>

		<ul style="list-style-type: none"> <li>• Engagement from Sparsholt College and local authorities can ensure smooth delivery and resource allocation.</li> <li>• Endorsement from agricultural bodies or government agencies can boost credibility and uptake.</li> </ul> <p><b>Access to technology and data</b></p> <ul style="list-style-type: none"> <li>• Availability of free platforms like Copernicus EO Browser and Sentinel Hub lowers barriers for small farms.</li> <li>• Reliable internet and digital infrastructure in rural areas supports effective training and tool usage.</li> </ul> <p><b>Farmer and student engagement</b></p> <ul style="list-style-type: none"> <li>• Willingness of farmers to adopt new practices and collaborate with students enhances learning outcomes.</li> <li>• Enthusiastic student participation drives innovation and knowledge exchange.</li> </ul> <p><b>Local relevance of training</b></p> <ul style="list-style-type: none"> <li>• Use of Winchester District farm data ensures that training is practical and immediately applicable.</li> <li>• Real-world problem solving makes the programme more impactful and memorable.</li> </ul> <p><b>Follow-up support</b></p> <ul style="list-style-type: none"> <li>• Continued access to advisory sessions and online resources helps reinforce learning and adoption.</li> <li>• Building a community of practice encourages ongoing collaboration and innovation.</li> </ul>
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		<p><b>DETRACTING FACTORS</b></p> <p><b>Digital literacy gaps</b></p> <ul style="list-style-type: none"> <li>• Farmers unfamiliar with digital tools may struggle to engage fully without tailored support.</li> <li>• Students may lack prior exposure to geospatial technologies, requiring more foundational instruction.</li> </ul> <p><b>Resistance to change</b></p> <ul style="list-style-type: none"> <li>• Traditional farming practices and scepticism toward new technologies could slow adoption.</li> <li>• Concerns about data privacy or reliability of satellite imagery may create hesitation.</li> </ul> <p><b>Infrastructure limitations</b></p> <ul style="list-style-type: none"> <li>• Poor connectivity or lack of devices in rural areas could hinder access to cloud-based platforms.</li> <li>• Limited funding for hardware or software upgrades may restrict programme scalability.</li> </ul> <p><b>Time constraints</b></p> <ul style="list-style-type: none"> <li>• Farmers' busy schedules may limit their ability to attend workshops or engage in collaborative projects.</li> <li>• Academic calendars may not align perfectly with seasonal farming cycles.</li> </ul> <p><b>Environmental variability</b></p> <ul style="list-style-type: none"> <li>• Unpredictable weather or crop conditions could affect the relevance or timing of training modules.</li> <li>• Satellite data may not always capture hyper-local nuances, requiring ground validation.</li> </ul>
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		By anticipating these forces, the programme can be designed with flexibility, support mechanisms, and community engagement strategies that maximise its impact.
8	Who are the key individuals and organisations responsible for the implementation of this work?	<p>Winchester City Council is the lead partner in this programme. The project team consists of:</p> <p><b>Suzanne Dixon</b> Economic Development Officer (Green Growth) Winchester Council Supported by the wider Economy and Tourism Team at WCC</p> <p><b>Julie Milburn</b> Principal Sparsholt College</p> <p><b>Suzanne Grant</b> Deputy Principal Sparsholt College Supported by academic staff at Sparsholt College</p> <p>Recruitment and ongoing engagement. Farming Clusters within Winchester District:</p> <ul style="list-style-type: none"> <li>• Winchester Downs Cluster (38 Farms and land managers)</li> <li>• Winchester to Winchester to River Test Farm cluster (40 farms and land managers)</li> <li>• Candover Farm cluster (Four farms in Winchester District)</li> </ul>
9	Who implements the policy or project and who or what is responsible for it?	Winchester City Council as Lead Partner collaborating with Sparsholt College

		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?	Y	<b>No</b>	
10b	What existing evidence (either presumed or otherwise) do you have for this?	<p>Recruitment and training will include outreach to racially minoritised communities interested in the project.</p> <p>Ensure diverse representation in teaching staff and advisory roles.</p> <p>Embed DEI training for facilitators and participants.</p> <p>Create safe spaces for dialogue and feedback from underrepresented groups.</p>		
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	<b>NO</b>	
11b	What existing evidence (either presumed or otherwise) do you have for this?	<p>Inclusive outreach and recruitment to search for women-led farming groups and networks to actively recruit female participants.</p> <p>Use inclusive language and imagery in promotional materials to signal that the programme is welcoming to all genders.</p> <p>Ensure equal access to digital tools and advisory support, regardless of gender.</p>		

		Include female trainers, mentors, and facilitators to model leadership		
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> <li>• <i>Content of interview)</i></li> </ul>	Y	N	<p>To ensure disability inclusion, the programme will;</p> <p><b>Infrastructure and venue</b></p> <ul style="list-style-type: none"> <li>• Choose accessible venues with step-free access, disabled toilets, and clear signage.</li> <li>• Provide transport support or virtual participation options.</li> </ul> <p><b>Information format</b></p> <ul style="list-style-type: none"> <li>• Offer materials in multiple formats: large print, audio, braille, and screen-reader friendly digital files.</li> <li>• Use plain language summaries for complex technical content.</li> </ul> <p><b>Scheduling and flexibility</b></p> <ul style="list-style-type: none"> <li>• Schedule events with flexible timing and offer recordings or asynchronous options.</li> <li>• Allow extra time for interviews or consultations.</li> </ul> <p><b>Support services</b></p> <ul style="list-style-type: none"> <li>• Provide interpreters, personal assistants, and induction loop systems as needed.</li> <li>• Ensure facilitators are trained in disability awareness</li> </ul>

12b	What existing evidence (either presumed or otherwise) do you have for this?	<p>Two research papers on inclusion in agriculture on gender, youth and social equity, which have been considered in this programme.</p> <p>1. <a href="#">Integrating Social Inclusion Perspectives in Agricultural Food Systems Research for Development</a>  Authors: Beth Cullen &amp; Liza Debevec (CGIAR GENDER Impact Platform, 2024)</p> <p>2. <a href="#">Exploring the Practice of Inclusion: Experiences and Lessons</a>  Authors: Eefje De Gelder, Lotte Asveld &amp; Emiel Wubben (Journal of Agricultural and Environmental Ethics, 2025)</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	No	
13b	What existing evidence (either presumed or otherwise) do you have for this?	Sparsholt College who are delivery partners have an EDI framework in place. This is followed in all aspects of delivery and practice. Winchester City Council is committed to EDI practices.		
14a	Could the policy or project have the potential to affect individuals on the basis of age differently in a negative way?	Y	No	
14b	What existing evidence (either presumed or otherwise) do you have for this?	Sparsholt College who are delivery partners have an EDI framework in place. This is followed in all aspects of delivery and practice. Winchester City Council is committed to EDI practices.		

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	No	
15b	What existing evidence (either presumed or otherwise) do you have for this?	Sparsholt College who are delivery partners have an EDI framework in place. This is followed in all aspects of delivery and practice. Winchester City Council is committed to EDI practices.		
16a	Could this policy or project have the potential to affect individuals on the basis of gender reassignment differently in a negative way?	Y	No	
16b	What existing evidence (either presumed or otherwise) do you have for this?	Sparsholt College who are delivery partners have an EDI framework in place. This is followed in all aspects of delivery and practice. Winchester City Council is committed to EDI practices.		
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	No	N/A
17b	What existing evidence (either presumed or otherwise) do you have for this?	Sparsholt College who are delivery partners have an EDI framework in place. This is followed in all aspects of delivery and practice. Winchester City Council is committed to EDI practices.		
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	No	.

18b	What existing evidence (either presumed or otherwise) do you have for this?	Sparsholt College who are delivery partners have an EDI framework in place. This is followed in all aspects of delivery and practice. Winchester City Council is committed to EDI practices.		
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	No	Sparsholt College who are delivery partners have an EDI framework in place. This is followed in all aspects of delivery and practice. Winchester City Council is committed to EDI practices.
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	NO	Race: No Sex: No Disability: No Sexual orientation: No Age: No Gender reassignment: No Pregnancy and maternity: No Marriage and civil partnership: No Religious belief: No
21	How will you mitigate any potential discrimination that may be brought about by your policy or project that you have identified above?	Sparsholt College who are delivery partners have an EDI framework in place. This is followed in all aspects of delivery and practice. Winchester City Council is committed to EDI practices.  <b>Representation and leadership</b> <ul style="list-style-type: none"> <li>• Include diverse facilitators and mentors to reflect the communities served.</li> </ul>		

		<ul style="list-style-type: none"> <li>• Ensure gender balance and racial representation in advisory roles.</li> <li>• Invite disabled voices into programme design and feedback loops.</li> </ul> <p><b>Training and awareness</b></p> <ul style="list-style-type: none"> <li>• Deliver DEI (Diversity, Equity, Inclusion) training to all staff, facilitators, and participants.</li> <li>• Establish clear codes of conduct to prevent microaggressions and bias.</li> <li>• Create safe spaces for feedback and dialogue, especially for underrepresented groups.</li> </ul> <p><b>Monitoring and evaluation</b></p> <ul style="list-style-type: none"> <li>• Collect and analyse demographic data on participation and outcomes.</li> <li>• Use equity-focused KPIs to track progress and adjust delivery.</li> <li>• Conduct regular reviews with input from diverse stakeholders to ensure accountability.</li> </ul>		
22	Do any negative impacts that you have identified above impact on your service plan?	Y	No	

Signed by completing officer	Suzanne Dixon
Signed by Service Lead or Corporate Head of Service	

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## Forward Plan of Key Decisions

1 November 2025 – 31 January 2026

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	Preventing Homelessness and Rough Sleeping	Cabinet Member for Healthy Communities	Yes	All Wards	Karen Thorburn	Cabinet committee report	Cabinet Committee: Housing	Nov-25	4-Nov-25	Open
2	Disabled Facilities Grants: Policy Review	Cabinet Member for Healthy Communities	Yes	All Wards	Karen Thorburn	Cabinet committee report	Cabinet Committee: Housing	Nov-25	4-Nov-25	Open
3	Housing Compliance policies	Cabinet Member for Good Homes	Yes	All Wards	Sarah Hobbs	Cabinet committee report	Cabinet Committee: Housing	Nov-25	4-Nov-25	Open
4	Hobbs View, Southbrook Cottages, Micheldever - Lessons Learned	Cabinet Member for Good Homes	No	All Wards	Caroline Egan	Cabinet report	Cabinet	Nov-25	19-Nov-25	Open
5	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

	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	HRA business plan & budget options	Cabinet Member for Good Homes	Yes	All Wards	Liz Keys	Cabinet report	Cabinet	Nov-25	19-Nov-25	Open
7	Housing Development Strategy	Cabinet Member for Good Homes	Yes	All Wards	Caroline Egan	Cabinet report	Cabinet	Nov-25	19-Nov-25	Open
8	Q2 Finance & Performance Monitoring	Cabinet Member for Finance and Transformation	Yes	All Wards	Simon Howson	Cabinet report	Cabinet	Nov-25	19-Nov-25	Open
9	Grounds Maintenance and Street Cleansing Contract Procurement	Cabinet Member for Recycling & Public Protection	Yes	All Wards	Campbell Williams	Cabinet report	Cabinet	Nov-25	19-Nov-25	Open
10	Land transaction (if required)	Cabinet Member for Regeneration	Yes	All Wards	Geoff Coe	Cabinet report	Cabinet	Nov-25	19-Nov-25	Part exempt 3
11	Car parks major works programme	Cabinet Member for the Climate Emergency & Nature Emergency	Yes	All Wards	Campbell Williams	Cabinet report	Cabinet	Jan-26	21-Jan-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
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## Section B

Decisions made by individual Cabinet Members

*None currently scheduled for this period.*

## Section C

Decisions made by Officers

12	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	Nov-25	Nov-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*

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
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	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	Housing Revenue Account (HRA) Budget 26/27*	Cabinet Member for Good Homes	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-26	12-Feb-26 26-Feb-26	Open
15	Capital Investment Strategy 26-36*	Cabinet Member for Finance and Transformation	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-26	12-Feb-26 26-Feb-26	Open
16	Treasury Management Strategy 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

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

Document is Restricted

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