

Decisions taken by the Cabinet on Wednesday, 21 January 2026

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

A7	Central Winchester Regeneration scheme update (less exempt appendix)	<ol style="list-style-type: none"> 1. That a Change of Consortium Composition to replace GKRL with another company from within the Places for People Group be agreed and authority be delegated to the Strategic Director with responsibility for Central Winchester Regeneration and the Director (Legal), in consultation with the Cabinet Member with responsibility for Regeneration, to amend the Development Agreement as appropriate. 2. That PfP-Igloo's proposal not to replace the GKRL bank guarantee be 	<p>Central Winchester Regeneration (CWR) is a once in a lifetime opportunity to transform the centre of our historic city via a comprehensive regeneration scheme. Bringing homes for local families, providing jobs for local people and bringing new businesses and new energy to our city.</p> <p>In March 2023 the Council appointed Partnerships & Places LLP (Jigsaw) a limited liability partnership consisting of two joint venture consortium members, PfP-Igloo Limited Partnership and Genr8 Kajima Regeneration Limited (GKRL), as their development partner.</p>	<p>Option 1 – do not agree the change to the consortium</p> <p>The option of not approving the change to the consortium should be considered.</p> <p>The Council has the right of approval to any changes proposed to the consortium composition, acting reasonably and it therefore follows that the Council could choose not to approve of these changes but in doing so it has to take into account whether or not those actions are reasonable.</p> <p>In choosing not to proceed, the Council will be unable to deliver the comprehensive</p>
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		<p>accepted.</p> <p>3. That it be agreed that an entity from the PfP-Igloo consortium can be a Guarantor for the Phase Delivery Stages subject to the Council being a party to performance bonds between that entity and any funder and contractor.</p> <p>4. That authority be delegated to the Strategic Director with responsibility for Central Winchester Regeneration, Director (Finance) and the Director (Legal) to agree the detailed contractual arrangements as part of the Phase Delivery Plan.</p> <p>5. That a report be submitted to the March Cabinet setting out</p>	<p>The Development Agreement (DA) was signed in April 2024 and the first milestone set out in the DA was approval of the Development Delivery Plan (DDP), which took place in March 2025.</p> <p>Since then, Jigsaw have been working towards submitting a planning application which has to be submitted by the middle of 2027 within 2 years of the Development Delivery Plan being approved.</p> <p>GKRL have informed the Council that they intend to leave the Partnership & Places LLP partnership. However, Igloo have obtained board approval to take on the project including necessary funding</p>	<p>regeneration of Central Winchester. The Council would also be potentially liable for costs incurred by its current development partner, albeit those may be mitigated by any counter claim by the Council.</p> <p>The Council would then have to start a new procurement process to find a development partner, which will incur additional costs and staff resources at a time when Local Government Reorganisation (LGR) will have an impact on the capacity of the organisation. In addition, the decision-making process as we move forward with LGR will be different and the Council will have to seek approval from either a Joint Committee or a Shadow Authority.</p>

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		<p>provisions for matters outside the existing Development Agreement that are required to strengthen the scheme, addressing CIL; potential land acquisitions and Compulsory Purchase Order resolutions; and potential off-site affordable housing provision.</p>	<p>and will propose another company from within the Places for People group to join the Partnerships & Places LLP shortly. The development agreement provides that the Council has the right to approve any new consortium member and must act reasonably in doing so. Report CAB3536 seeks consent to approve the change in consortium composition and sets out the implications for the Council. These changes, if agreed, should expedite the delivery of the Central Winchester Regeneration scheme, leading to a public engagement event in February and further Cabinet decisions in March and July 2026.</p>	<p>The Council has one developer who has shown commitment during a period of disruption to keep the project moving forward, whilst they sought approval from their Board to take on 100% of the project and agree funding to enable them to do so. That approval is now in place and given the amount of investment being made at this stage, PfP-Igloo have asked for clarity about one matter relating to the Delivery Stage and the need for a Guarantor.</p>

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A8	Parking and Access Programme - review and 26/27 works	<ol style="list-style-type: none"> 1. Subject to Full Council approval of the Budget and Capital Investment Strategy, approve expenditure of £1.676m for the car park major works programme 2026/27 as outlined in Appendix A of report CAB3533. 2. Delegate to the Head of Service – Place, in consultation with the Corporate Head of Asset Management and Cabinet Member for Climate Emergency, authority to adjust the programme to meet maintenance and operational needs of the car park service throughout the year, as required, and procure works as set out in the 	<p>The proposed Parking and Access Improvement Programme for 2026/27, alongside an indicative programme for 2027/28, plays a key role in delivering the Council's priority of a vibrant local economy and a renewed pride in place. The programme is designed to transform the customer experience — making parking and access across the district safer, clearer and more convenient — while also improving air quality and reducing carbon emissions. Combining both capital and revenue investment, the programme forms a core part of the Council's Asset Management Plan and represents a significant step forward in delivering the ambitions of the Parking and Access Strategy across the</p>	<p>If we do not invest in decarbonisation and air quality initiatives, we will fail to deliver core council priorities in both these areas.</p> <p>Not investing in Council car parks and their infrastructure may lead to financial loss if car parks are not able to be used or are unattractive to drivers. Losses may also result if accidents occur which generate successful claims against the Council. There is also a risk of reputational damage to the Council, and an adverse impact on the city and market towns' economies, through lack of good quality parking provision which help to underpin these locations in terms of meeting business and visitor needs.</p>

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		report.	<p>whole district. The programme directly supports the City of Winchester Movement Strategy, which recognises the vital role parking plays in managing traffic flow through the city. As part of this, the need for enhanced park and ride provision has been identified as a key enabler of more sustainable travel choices. Effective parking management also underpins wider traffic and demand management, helping the Council respond to the Climate Emergency and deliver tangible improvements to local air quality. Report CAB3533 also highlights progress made through the 2025/26 programme to maintain and improve parking assets and</p>	

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			sets out a clear, forward-looking package of proposals for 2026/27 and beyond. This includes targeted investment in access, car and cycle parking, alongside digital transformation and customer service improvements that will modernise the access to Winchester and its parking service and make it simpler, fairer and more intuitive for residents and visitors alike.	