



Meeting	Economy and Housing Policy Committee
Date and Time	Monday, 23rd February, 2026 at 6.30 pm.
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at 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) 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 (5pm Tuesday, 17 February 2026). Please see below for details on how to register to attend. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

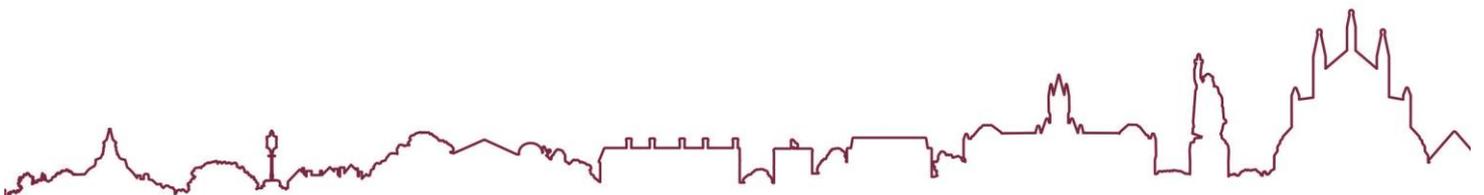
AGENDA

- 1. Apologies and Deputy Members**
To note the names of apologies given and deputy members who are attending the meeting in place of appointed members.
- 2. Declarations 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.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

- 3. Chairperson's Announcements**
- 4. Minutes of the previous meeting held on 25 November 2025 (Pages 5 - 10)**
That the minutes of the meeting be signed as a correct record.



5. **Public Participation**

To receive and note questions asked and statements made from members of the public on matters which fall within the remit of the Committee

Members of the public and visiting councillors may speak at the Policy Committee, provided they have registered to speak three working days in advance. Please complete this [form](https://forms.office.com/r/Y87tufaV6G) (<https://forms.office.com/r/Y87tufaV6G>) by 5pm on 17 February 2026 or call (01962) 848 264 for further details.

6. **Housing Revenue Account - Future Policy Options** (Pages 11 - 20)

Please note that it may be necessary for the meeting to adjourn for part of this agenda item. Any feedback, conclusions, or recommendations will be considered following the adjournment.

7. **To note the meeting dates for the committees in 2026/27**

01/07/26

15/09/26

24/11/26

23/02/27

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.



13 February 2026

Agenda Contact: Matthew Watson, Senior Democratic Services Officer

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**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website <https://www.winchester.gov.uk/councillors-committees>*

MEMBERSHIP

Chairperson: Councillor: Batho (Liberal Democrats)

Vice Chairperson: Councillor Chamberlain

Conservatives

Bolton

Liberal Democrats

Eve
Morris
Murphy
Gordon-Smith

Green

White

Conservatives

Horrill and Warwick

Deputy Members Liberal Democrats

Brophy and Westwood

Green

Bailey-Morgan and Lee

Quorum = 3 members

PUBLIC PARTICIPATION

A public question and comment session is available at 6.30pm for a 15 minute period. There are few limitations on the questions you can ask. These relate to current applications, personal cases and confidential matters. Please contact Democratic Services on 01962 848 264 at least three days in advance of the meeting (5pm Tuesday, 17 February 2026) for further details. If there are no members of the public present at 6.30pm who wish to ask questions or make statements, then the meeting will commence.

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live on the Council's YouTube site and 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 to ensure that the necessary arrangements are in place.

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Public Document Pack Agenda Item 4

ECONOMY AND HOUSING POLICY COMMITTEE

Tuesday, 25 November 2025

Attendance:

Councillors
Batho (Chairperson)

Chamberlain
Morris
Murphy

Gordon-Smith
Bolton
White

Apologies for Absence:

Councillor Eve

Deputy Members:

Councillor Westwood (as deputy for Eve)

Other members in attendance:

Councillors Reach and Thompson

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for the meeting were noted as above.

2. **DECLARATIONS OF INTERESTS**

No declarations were made.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

No announcements were made.

4. **MINUTES OF THE PREVIOUS MEETING HELD ON 16 SEPTEMBER 2025**

RESOLVED:

That the minutes of the previous meeting held on the 16 September 2025 be approved and adopted.

5. **PUBLIC PARTICIPATION**

There were no comments or questions made during public participation

6. **HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN & BUDGET OPTIONS**

Councillor Mark Reach, Cabinet Member for Good Homes, introduced the report, ref CAB3523, which set out the Housing Revenue Account (HRA) Business Plan and budget options. The introduction included the following points:

1. The paper presented a balanced and viable HRA business plan that protected tenants' money.
2. The main pressures on the HRA were macroeconomic factors, particularly interest rates and inflation, which impacted the HRA's £200 million debt. Consequently, the interest rate assumption was increased from 5% to 6%.
3. Other financial pressures included a £1 million allocation to retrofit approximately 30 properties.
4. Appendix 2 of the report outlined proposals for expenditure reductions, which were ranked according to their deliverability and would require further work to be fully developed.

The Economy and Housing Policy Committee was asked to comment on the proposals contained within the attached Cabinet Report, ref CAB 3523. The committee proceeded to ask questions and debate the report. In summary, the following matters were raised.

1. A question was asked regarding the timing of the report's presentation to the committee, after it had previously been considered by the Scrutiny Committee and Cabinet.
2. Clarification was sought on the potential impact on tenants resulting from the proposed savings in Appendix 2, specifically the reduction in the estates improvement budget.
3. A question was raised as to whether the risk of the stock condition survey not being ready in time to inform the major repair programme had been included as a costed risk within the financial projections.
4. It was asked whether the proposed rent increase of CPI plus 1% was mandated by central government or if the council had discretion regarding it.
5. A question was asked about the cumulative effect of CPI plus 1% rent increases on tenants and the potential impact on hardship and rent recovery rates.
6. Further detail was requested on which specific service charges were expected to increase "significantly" as referenced in the report.
7. Clarification was sought on whether service charge increases would affect all residents equally or be concentrated on certain tenants.
8. A question was asked if anticipated additional costs associated with Awaab's Law, concerning responsiveness to damp and mould, were covered within the budget.
9. A question was asked about the expected benefits, both for customer service and financially, from the implementation of the new MRI software module.
10. Clarification was sought on the benefits of having the stock condition survey in place in terms of future operational efficiency.

11. It was asked if any costs associated with the new maintenance contract had been factored into the financial plan.
12. An explanation was sought for the drivers behind the increase in turnover of void properties.
13. A query was raised as to whether the committee would undertake a more detailed review of the 30-year business plan, as Appendix 3 only detailed new builds until 2031/32.

These points were responded to by Simon Hendey, Strategic Director, and Councillor Mark Reach, Cabinet Member for Good Homes, accordingly.

RESOLVED:

1. That the report and the proposed budget options be noted.
2. That the Chairperson and officers consider adding a review of the HRA's 30-year business plan, particularly concerning the new build programme beyond 2032, to the committee's forward work plan for the next municipal year.
3. That the Cabinet Member consider the committee's comments raised during the discussion of the item.

7. THE LOCAL VISITOR ECONOMY PARTNERSHIP.

Councillor Lucille Thompson, Cabinet Member for Business and Culture introduced the report which included the following points:

1. The district's visitor economy was significant, welcoming over 8 million visitors annually, which supported 5,760 local jobs and contributed £292 million to the local economy.
2. In May of this year, Winchester City Council, alongside Hampshire County Council, Portsmouth City Council, and Southampton City Council, gained Local Visitor Economy Partnership (LVEP) accreditation from Visit England.
3. The LVEP provided a strategic approach to grow the visitor economy across the county, strengthening Hampshire's profile as a world-class destination and showcasing the district's offer to a wider audience.
4. The partnership aimed to drive sustainable growth, with the potential to attract new investment and create jobs.
5. In the context of Local Government Reorganisation, the LVEP was timely and ensured the council played a leading role in shaping Hampshire's future visitor economy.

The committee was asked to

1. Review and comment on the work undertaken to develop the Hampshire, Portsmouth, Southampton and Winchester Local Visitor Economy

Partnership (LVEP) and the Hampshire Destination Management Plan (DMP)

2. Support the council's role in facilitating the delivery of the LVEP and realising its benefits in supporting the visitor economy across the district.

The committee proceeded to ask questions and debate the report. In summary, the following matters were raised.

1. A question was asked if there were any projections for an increase in visitor numbers or revenue as a result of the partnership, and what the associated risks were.
2. Clarification was sought regarding the £2,000 budget contribution and what this would cover.
3. A question was raised about the specific deliverables of the partnership and how its goals would be achieved.
4. An example was requested of how a working group would function and how its work would translate into deliverables for one of the local authorities within the partnership.
5. A concern was raised about the City Council potentially losing out on central government funding compared to other regions.
6. Given the existing success of Visit Winchester, a question was asked what the LVEP would enable the council to do that it was not already doing, particularly in attracting visitors from neighbouring areas like Portsmouth.
7. Clarification was sought on how the partnership would help promote sustainable travel within the district in support of the "Greener Faster" agenda.
8. A question was asked about how momentum would be maintained and whether the larger structure could hinder the ability to remain nimble at a local level.
9. Further detail was requested on what the £2,000 contribution provided and whether the council would consider investing more in the future if the partnership proved successful.
10. A question was raised about the risk of the Hampshire-wide plan causing the district to potentially lose business to other areas and how this would be measured.
11. Clarification was sought on whether the current membership of the shadow advisory board was a starting point, with an expectation that other organisations would join later.
12. In the context of local government reorganisation, a question was asked about the expected changes to the LVEP, based on the experience of other devolved authorities.

These points were responded to by Andrew Gostelow, Service Lead - Economy & Tourism, Rachel Gander, Tourism Marketing & Development Manager, and Councillor Lucille Thompson, Cabinet Member for Business and Culture accordingly.

RESOLVED:

1. That the committee reviewed and commented on the work undertaken to develop the Hampshire, Portsmouth, Southampton and Winchester Local Visitor Economy Partnership (LVEP) and the Hampshire Destination Management Plan (DMP).
2. That the committee supported the council's role in facilitating the delivery of the LVEP and realising its benefits, noting it was a timely opportunity for the City Council to work on a wider regional stage, particularly in the context of local government reorganisation.

8. **TO NOTE THE COMMITTEES CURRENT WORK PROGRAMME.**

The Chairperson noted that the next meeting on 24 February would include consideration of the Tourism Strategy. He would also be discussing with officers a proposal for an interactive discussion on housing issues, including case studies to enhance understanding of challenges faced by officers in delivering the housing strategy and meeting residents' needs.

RESOLVED:

The current work programme was noted.

The meeting commenced at 6.30 pm and concluded at 8.10 pm

Chairperson

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Economy and Housing policy cttee

Housing revenue account future policy options

23rd February 2026



Interactive session to explore policy options for housing revenue account 2032/2037

- Current Housing revenue account business plan supports investment in 1000 new homes until 2032 and retrofit investment to 2030.
- Post 2032 there are options available to the council
 - Maintaining services levels
 - Investing in the housing stock
 - More new homes
 - Redeeming HRA debt

Interactive session in groups to construct HRA 2032/2037

- Highly simplified HRA on graphs
- Task to work in groups and feedback a balanced HRA to the Cttee after 45 minutes
- Each year the expenditure cannot exceed the rent and service charge income or reduce the working balance.
- Rent and service charge income set on graphs in line with Gov rent regime
- Each group to draw onto charts their combination of expenditure each year to achieve the balanced position.
- No right answer !

Income 2032/37

year	2032/33	2033/4	2034/5	2035/6	2036/7
Rent and service charge income £ m	60	63	65	68	68.5

Expenditure items

- The following table sets out high level estimates for expenditure across the years.
- You can change the amounts for some expenditure items but not all
 - Housing management costs can be reduced but not significantly
 - Repairs and maintenance costs can be reduced but not significantly
 - Depreciation costs cannot be reduced
 - Interest on debt cannot be reduced unless you increase the working balance
 - The balance to redeem debt or finance new homes can be reduced and carried forward
 - Annual net cost of a new social rent home is £ 20k and if affordable rent £ 17.5k , E.G. 5 social rent homes would cost £ 100k a year. Affordable housing the next year would add to this cumulatively

Repairs & Maintenance

- Reactive day to day & Out of Hrs repairs
- Asbestos, Damp & Mould
- HHSRS repairs
- Voids repairs
- Cyclical maintenance (safety checks, servicing)
- Property / estates Inspections
- Adaptions
- Property admin & repairs hub
- Communal area maintenance/signage

Housing Management

- Tenancy Management and Anti Social Behaviour
- Mutual Exchanges & lettings (inc Venta)
- Tenancy sustainment
- Leaseholder / Shared Ownership / RTB mgmt
- Debt collection & rent management
- Sheltered / extra care / TA (Strategic Hsg)
- Tenant Engagement

Spend item £ m	2032/3	2033/4	2034/5	2035/6	2036/7
Housing management	16	16.5	17	17.5	18
Repairs and maintenance	11	11.5	12	12.5	13
Depreciation	15	16	17	18	19
Interest payments	19	20	21	21	21
Repayment of debt or new homes	?	?	?	?	?
Income	60	63	65	68	68.5

Thank you

Questions?



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