

Decisions taken by the Cabinet on Thursday, 28 May 2026

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

A8	Future of former Leisure Centre site	<ol style="list-style-type: none"> 1. That the publication of the required notice under Section 123 (2A) of the Local Government Act 1972 be approved. 2. That authority be delegated to the Strategic Director, in consultation with the Cabinet Member for Healthy Communities, to finalise and publish the statutory notice. 3. That a further report be brought back following the expiry of the notice period to consider any representations received and to consider the disposal of the site to the 	<p>In July 2025 Cabinet (CAB3466) approved the marketing of the former River Park Leisure Centre (RPLC) site. Report CAB3553 sets out the progress undertaken to date including the completion of the following stages of the process: expressions of interest, public engagement and inviting and initial evaluation of formal bids.</p> <p>To enable the council to take a decision on the future of the site prior to the constraints of Local Government Reorganisation, the report seeks Cabinet approval to publish notice in order to comply with section</p>	<p>Council redevelop site Redevelopment of the site by the council would require funding as well as risk to the council. This option is not recommended.</p> <p>Demolish and leave A budget has been included in the Capital Investment Strategy for demolition funded by existing capital receipts. In addition, further funding would be required to ‘make good’ the site following demolition. Although this is not the best use of the site should the council decide that none of the bids received are viable it may choose to reconsider this option. This option would</p>
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		preferred bidder.	<p>123 (2A) of the Local Government Act 1972 which requires giving of notice of any intention to dispose of land consisting or forming part of open space land and advertising the notice in a local newspaper for two consecutive weeks. All bids received were recreational in nature and therefore the notice will advertise the council's intention to dispose of the site for a recreational use. The advertisement period and time to submit objections will take place whilst the viability assessments and due diligence (assessing and verifying information provided) is undertaken on the bids that have been received for the former leisure centre site. An evaluation of all representations received in</p>	<p>not prevent a future Unitary council taking another view on use of the site.</p> <p>Demolish and enable temporary / meanwhile use As an alternative to long-term disposal, the council could proceed with demolition of the former RPLC site and bring forward a temporary or meanwhile use, such as carparking, on the cleared site pending a future permanent solution.</p> <p>A budget provision for demolition of the building has already been included in the council's Capital Investment Strategy. This approach would remove the risks and costs associated with retaining a vacant structure and could provide</p>

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			<p>response to the notice will be undertaken and considered by Cabinet. Cabinet will also decide the preferred bidder following the due diligence in August 2026.</p>	<p>short-term solution. As set out in para 12.3 this option would not prevent a future Unitary council taking another view on use of the site.</p> <p>However, whilst demolition and meanwhile use may offer an interim solution, this option would not deliver the long-term regeneration, community benefit or capital receipt sought through the current disposal process. Accordingly, and considering the positive response to the marketing exercise, this option is not recommended at this stage but remains available to Cabinet should it decide not to proceed with any bid.</p> <p>Do nothing The site is currently redundant but requires</p>

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				<p>ongoing maintenance, security and management. This option is not a good use of council assets and is not recommended.</p> <p>Proceeding with the statutory notice and disposal process will allow the site to be brought back into active and beneficial use.</p>
A9	Additional expenditure for repairs to the Buttercross	<ol style="list-style-type: none"> 1. That a supplementary estimate of £250,000 for works to the Buttercross be approved, funded from the Council's Property Reserve. 2. That authority be delegated to the Corporate Head of Asset Management, in consultation with the Cabinet Member for Place, to enter into revised contract 	<p>To seek Cabinet approval for a supplementary estimate due to forecast additional cost associated with urgent unforeseen conservation and structural stabilisation works to the Winchester Buttercross, a Scheduled Monument of national significance.</p> <p>The original approved budget for restoration works to The Buttercross was £50k, but</p>	<p>Do Nothing / Defer the Works The joint inspection identified significant structural instability, including de-bonded stonework, failed fixings, and cracks through key load-bearing elements. Historic England has issued a Scheduled Monument Emergency Works Notice, meaning the Council is legally required to act. Failure to proceed would:</p> <ul style="list-style-type: none"> • pose a public safety

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		<p>arrangements with the appointed specialist contractor, Stonewest Ltd.</p> <p>3. That the Scheduled Monument Emergency Works Notice issued by Historic England and the requirement to undertake the works without delay be noted.</p>	<p>the discovery of significant structural failures identified during scaffold access and joint inspection with Historic England (HE) means works are more extensive than thought and this is no longer sufficient.</p> <p>The increased cost reflects the need for emergency works required to preserve the monument's historic fabric and ensure public safety.</p>	<p>risk in a high-footfall area</p> <ul style="list-style-type: none"> • risk further deterioration of the monument • expose the Council to regulatory challenge and reputational harm • increase future repair costs significantly <p>This option is therefore not viable.</p> <p>Reduce the Scope of Works The defects identified are structural and interrelated. Partial intervention would not stabilise the monument or satisfy the requirements of the Emergency Works Notice. Reducing scope would:</p> <ul style="list-style-type: none"> • leave unsafe or unstable elements in place • risk further failure of adjacent stonework

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				<ul style="list-style-type: none"> • require repeated mobilisation, increasing total cost • fail to meet conservation best practice <p>A reduced scope would not deliver a safe or sustainable outcome.</p> <p>Retender the Works Stonewest Ltd is already appointed through a compliant procurement process and has specialist conservation expertise. Retendering would:</p> <ul style="list-style-type: none"> • delay urgent works by several months • risk non-compliance with the Emergency Works Notice • increase scaffold hire and project management costs • potentially return higher prices due to

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				<p>market conditions and specialist scarcity Given the emergency nature of the works, retendering is not appropriate.</p> <p>Seek Full External Funding Before Proceeding While external heritage funding may be explored for future phases or interpretation, emergency stabilisation cannot be delayed. Waiting for external funding would:</p> <ul style="list-style-type: none"> • breach the Emergency Works Notice • prolong scaffold occupation of the High Street • risk further structural deterioration • increase overall project cost <p>External funding is not a realistic option for immediate emergency works.</p>

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				<p>Remove or Dismantle Unstable Elements The Buttercross is a Scheduled Monument, and dismantling or removing historic fabric is only permissible in extreme circumstances and with explicit consent from Historic England. This option would:</p> <ul style="list-style-type: none"> • cause irreversible loss of historic fabric • conflict with conservation principles • require extensive archaeological oversight • likely cost more than stabilisation <p>Historic England supports conservation in situ, making dismantling inappropriate.</p> <p>Proceed with Full Stabilisation and Conservation Works (Recommended Option) This is the only option that:</p>

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				<ul style="list-style-type: none"> • complies with the Emergency Works Notice • ensures public safety • preserves the historic fabric • aligns with conservation best practice • protects the Council's asset and reputation • avoids escalating long-term costs
A10	Central Winchester Regeneration (CWR) proposed land acquisition (less exempt appendix)	1. That the Strategic Director with responsibility for Central Winchester Regeneration be authorised to complete the acquisition of the former St Clement's Surgery for	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	<p>There are only two options available for consideration: to purchase the Property or, not.</p> <p>If members choose not to purchase the property then it will be offered for sale on the</p>

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		<p>the amount of £2.75m plus SDLT (£127,000) and fees (£20,000).</p> <p>2. That a supplementary capital estimate of £267,000 be approved, funded by prudential borrowing (£140,000) and capital receipts (£127,000), bringing the total approved budget to £2,877,000.</p> <p>3. That capital expenditure of £2,877,000 be approved for the acquisition of the former St Clement’s Surgery.</p> <p>4. That an ongoing revenue budget of £53,200 be approved for security, business rates, maintenance, and utilities until such time a lease to</p>	<p>for local people, making a visit to this heritage city one which will be remembered.</p> <p>In March 2023 the Council appointed Partnerships & Places LLP (known locally as 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>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. Following GKRL’s exit from the Partnerships & Places Consortium in late 2025,</p>	<p>open market. Any new owner will be entitled to bring forward their own proposals for the land taking into account the adopted Central Winchester SPD and any scheme that Jigsaw secures approval for. Conversely, the same applies to Jigsaw in that they will have to take account of the restrictions on development the property enjoys via Rights to Light and Rights of Way.</p> <p>Members will note that if they are minded to approve the acquisition of the Property the valuation report sets out a maximum offer price based on an independent valuation.</p>

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		<p>Jigsaw is in place.</p> <p>5. That the Strategic Director with responsibility for Central Winchester Regeneration and Director Finance be authorised to negotiate and finalise the terms of an option agreement for the former St Clement's Surgery with Jigsaw.</p> <p>6. That the Strategic Director with responsibility for Central Winchester Regeneration be authorised to explore meanwhile uses of the former St Clements Surgery with Jigsaw and to agree an approach that best mitigates the holding costs.</p>	<p>Cabinet approved the Change in Consortium Composition on 21/01/26.</p> <p>An opportunity has arisen for the Council to consider acquiring the former St. Clements Surgery property in Tanner St. The property is in the middle of the Central Winchester Regeneration (CWR) area and adjoins the red line boundary of the Development Agreement (DA) that the Council has with Jigsaw. It therefore presents an opportunity to de-risk part of Jigsaw's proposals for the land covered by the DA as well as provide more homes and commercial space in line with the CWR Supplementary Planning Guidance adopted</p>	

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			<p>in 2018.</p> <p>Report CAB3556 sets out the financial implications of a purchase and the proposed mechanism to engage with Jigsaw for them to use as meanwhile space to create income and how ultimately they will integrate the property into their scheme.</p>	
A11	Bar End depot disposal (less exempt appendices)	<p>1. That a conditional freehold sale contract (subject to planning) with Places for People Developments Ltd be approved on the terms set out in the exempt Heads of Terms at Appendix 6 of the report.</p>	<p>The former Bar End Depot site ('the Site') is an unoccupied 2.84-acre freehold Council owned site that has been partly used for storage over the last 8 years. It has been identified for several years for disposal to facilitate its redevelopment and generate a capital receipt for the Council.</p>	<p>Do Nothing: Discounted due to ongoing financial liabilities and not a good use of Council assets.</p> <p>Leisure: Discounted due to the significant investment already made by the Council in the adjoining WSLP and KGV Pavilion.</p>

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		<p>2. That authority be delegated to the Strategic Director to agree final details of the contract of sale within the parameters set out in Appendix 6.</p>	<p>The pandemic and more recent uncertainties in key property sectors has meant that marketing of the site has been delayed and disrupted since Cabinet originally approved marketing in October 2020.</p> <p>Following withdrawal of a purchaser last year, Cabinet approved remarketing of the site on 14th October 2025 and the site was marketed immediately afterwards inviting formal bids. Fourteen bids were received from four main sectors including food retail, convenience retail, housing, and care homes (see exempt Appendix 4). Bids have been evaluated (see Appendix 5) and a preferred bidder has been selected who proposes a</p>	<p>Light Industrial: The least compatible use for the location due to potential noise and traffic generation.</p> <p>A high-level request for community space was initiated by the Highcliffe Forum during previous public engagement, although with no specific information on how such a facility would be used, funded or operated. The most recent request was received via petition after the 2024 marketing process had concluded. Although possible to re-market the Site with a requirement for a community space, this would have undoubtedly impacted negatively on the reputation of the Council and the outcomes of any future marketing process. Inclusion of a community space would have to be at the expense of</p>

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			<p>scheme including 82 affordable housing units and a convenience store. The offer is subject to planning consent being obtained by the purchaser.</p> <p>Report CAB3532 seeks Cabinet Approval to the freehold sale of this Site on a conditional contract to Places for People Developments Ltd., subject to the purchaser obtaining planning consent.</p> <p>This report sets out the planning policy, public engagement, marketing and bidder selection process that has been undertaken to secure the recommended preferred bidder.</p> <p>Redeveloping the former Bar End Depot site will:</p> <p>(i) create much needed new affordable housing</p>	<p>a convenience store or affordable housing provision and would have adversely affected viability. There was no clear exposition of how the community space would operate and be able to fund running costs of the building. Use of Community Infrastructure Levy funding to finance the community space would be a lost opportunity cost to other parts of the district that have not enjoyed the level of investment of CIL enjoyed by the Highcliffe community. There is alternative community space available in the locality albeit not to the specific requirement of the Highcliffe forum.</p>

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			<ul style="list-style-type: none"> (ii) provide an important convenience store for the local community, who throughout consultation identified this as their highest priority (iii) enhance pedestrian routes through the Site, affording improved access to the Winchester Sports and Leisure Park and other local facilities (iv) create new jobs in the local area (v) reinforce sustainability of the Highcliffe area (vi) improve this major gateway entrance to the city in terms of form and mixed use (vii) be complementary to the Winchester Sport and Leisure Park ('WSP') and the King George V 	

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			Pavilion (viii) make productive use of brownfield land (ix) generate a significant capital receipt to help support delivery of Council services.	
A12	Q4 Performance Monitoring 25/26	That the progress achieved during Q4 of 2025/26 be noted and the contents of the report be endorsed.	The Council Plan sets out the priorities of the council and the report provides a summary of the progress achieved during the period 1 January 2026 to 31 March 2026.	None.