



Meeting Cabinet

Date and Time Thursday, 28th May, 2026 at 9.30 am.

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. 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. **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.

3. **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 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

4. **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 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 21 May 2026** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

5. **The Leader to appoint Cabinet Members and allocate responsibilities for 2026/27**

6. **Minutes of the previous meetings held on 12 and 18 March 2026.** (Pages 5 - 20)

7. **Leader and Cabinet Members' Announcements**

8. Future of former Leisure Centre site (Pages 21 - 42)

Key Decision (CAB3553)

9. Additional expenditure for repairs to the Buttercross (Pages 43 - 66)

Key Decision (CAB3562)

10. Central Winchester Regeneration (CWR) proposed land acquisition (less exempt appendix) (Pages 67 - 82)

Key Decision (CAB3556)

11. Bar End depot disposal (less exempt appendices) (Pages 83 - 100)

Key Decision (CAB3532)

12. Q4 Finance and Performance Monitoring 25/26 (Pages 101 - 144)

Key Decision (CAB3550)

13. Appointment to Cabinet Committees etc 2026/27 (Pages 145 - 156)
(CAB3551)
14. Appointments to outside bodies 2026/27 (Pages 157 - 172)
(CAB3552)
15. To note the future items for consideration by Cabinet as shown on the June 2026 Forward Plan. (Pages 173 - 178)
16. 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.
17. Central Winchester Regeneration (CWR) proposed land acquisition (exempt appendix) (Pages 179 - 188)
Key Decision (CAB3556)
18. Bar End depot disposal (exempt appendices) (Pages 189 - 270)
Key Decision (CAB3532)

Laura Taylor
Chief Executive

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19 May 2026

Agenda Contact: Nancy Graham, Senior Democratic Services Officer
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**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk*

CABINET – Membership 2026/27

Membership to be advised following Annual Council on 20 May 2026

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 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

Thursday, 12 March 2026

Attendance:

Councillors
Tod (Chairperson)

Cutler	Porter
Cramoysan	Reach
Becker	Thompson
Learney	

Members in attendance who spoke at the meeting

Councillors Bolton, Horrill, Lee and Williams

[Video recording of this meeting](#)

1. **APOLOGIES**

There were no apologies received.

2. **DISCLOSURE OF INTERESTS**

Councillors Tod and Porter declared disclosable pecuniary interests in respect of items 9, 11, 13 and 14 on the agenda due to their roles 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 relation to item 11, in the interests of transparency Councillor Thompson declared that she was the council's appointed trustee on the Hampshire Cultural Trust and also a council appointed observer on Play to the Crowd. She remained in the room, spoke and voted.

In relation to item 8, Councillor Tod declared a personal but non-prejudicial interest as a member of the Hampshire Prosperity Partnership Board. He remained in the room, spoke and voted

3. **PUBLIC PARTICIPATION**

Ian Tait spoke during public participation as summarised below.

Regarding the council's previous proposals for new homes at Dyson Drive, Winchester, he expressed disappointment that the council chose not to appeal the refusal of the planning application for eight affordable homes and estimated that the scheme had cost the Housing Revenue

Account approximately £117,000 in planning and framework costs. He queried whether the council would ever revisit the Dyson Drive proposals.

In his response, Councillor Reach emphasised the separate role of the council in terms of acting as planning authority and that the council did not have the right to appeal in these circumstances. However, the council remained ambitious in its plans to build new homes.

4. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 12 February be agreed as a correct record.

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

Councillor Tod announced that an additional Cabinet meeting had been arranged for 18 March to consider a report on the adoption of the Local Plan prior to recommendation to Council on 24 March 2026. The report would also be considered at a Scrutiny Committee meeting on 17 March.

Councillor Tod also announced that the latest information in relation to Local Government Reorganisation (LGR) was that the government's decision on the model for the new unitary authorities should be received by 26 March 2026.

6. **THE EXTENSION OF THE EXISTING WASTE AND RECYCLING COLLECTION CONTRACT (LESS EXEMPT APPENDIX)**
(CAB3535)

Councillor Cramoysan introduced the report which set out proposals to extend the waste collection contract to ensure continuity in respect of forthcoming LGR proposals and also fulfil the council's stated aim to go greener faster.

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

Councillor Lee

Councillor Lee acknowledged the team's high performance and the success of the food waste collection rollout, but questioned the strategic decision to lock the council into an eight-year extension without first testing the market. He expressed concern that this long-term commitment might restrict the flexibility of any new unitary authority and suggested that a shorter extension or the inclusion of break clauses would be preferable. He also highlighted the possible financial risks in relation to potential drops in recycling revenue following national policy reforms and called for a full impact analysis of recent service changes before committing to the contract extension.

Councillor Bolton

Councillor Bolton also acknowledged the work of the team but queried the timing of the proposed extension, four years before the existing contract expired. He considered that making such a significant decision on behalf of a future unitary authority denied that new body the chance to design its own systems or benefit from increased economies of scale. He believed that the proposal contradicted the council's broader TC25 goals and questioned whether it would drive innovation or help the district go greener faster.

Councillor Cramoysan, together with the Corporate Head of Service Place and Strategic Director responded to the comments made including confirming that a benchmarking exercise had been undertaken and officers were assured the proposal offered the best value for money at the current time. The time and expense involved in retendering a contract of this size was also emphasised.

Cabinet and other members present confirmed they did not wish to go into exempt session to consider further the contents of the exempt appendix.

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

RESOLVED:

1. That an extension of council's existing waste and recycling collection contract with Biffa be approved, in line with the extension provisions contained within the current contract, (CAB3202 November 2019) for a period of eight years, which is compliant with the Public Contracts Regulations 2015.

2. That authority be delegated to the Strategic Director, in consultation with the Director of Finance and Director of Legal, to finalise the contract extension and secure the necessary provisions to ensure the Council can fully comply with the national Simpler Recycling programme.

3. That in light of the local government reorganisation, a clause into the existing contract be included allowing the novation of the existing contract to a new organisation, and to ensure that any contract extension allows the same.

7. **APPROVAL OF TOURISM STRATEGY FOR WINCHESTER DISTRICT** (CAB3545)

Councillor Thompson introduced the report as a practical framework for achieving sustainable and ambitious growth in the district's visitor economy, highlighting its vital role in supporting nearly 6,000 local jobs and generating over £292 million in annual spending.

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

Councillor Lee

Councillor Lee welcomed the broad ambition of the tourism strategy and its alignment with the council's carbon neutral goals, but questioned whether the underlying evidence base and stakeholder engagement sufficiently represented rural communities compared to urban areas. He queried the actual annual cost of delivery and sought reassurance on viability if unsecured external grant funding were not forthcoming. He requested further clarity on the future of destination promotion with the expected changes due to LGR and how sustainable certification schemes could provide practical support for small businesses. Finally, he requested more specific themed itineraries for areas like the Central Meon Valley and called for robust mechanisms to monitor visitor pressures to protect residents and sensitive landscapes.

Councillor Bolton

Councillor Bolton acknowledged the vital role of tourism in supporting the local economy but expressed concern that the strategy appeared to focus on the city rather than the whole district. He highlighted that significant assets outside the city, such as market towns and other major attractions, seemed secondary in the strategy and that concentrating tourism in the city risked missing economic opportunities for rural communities and placed unnecessary pressure on urban infrastructure. He requested a clearer commitment to spread the benefits of the visitor economy across the entire district.

Councillor Thompson, together with the Tourism Marketing and Development Manager responded to the comments made, including emphasising the district-wide nature of the strategy and emphasising the number of different partner organisations involved in its formation.

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

RESOLVED:

1. That the Winchester District Tourism Strategy 2026-2031 be approved, which will be led and delivered by Winchester City Council in collaboration with partners and businesses operating within the visitor economy.

2. That authority be delegated to the Strategic Director responsible for Economy and Tourism to revise the strategy, at an appropriate time, to reflect the new operating landscape as a result of LGR and the mayoral combined county authority.

8. **THRIVING AND RESILIENT COMMUNITIES STRATEGY** (CAB3549)

Councillor Becker introduced the report which set out a framework to build connected and confident places by fostering an environment where communities

could evolve and solve their own challenges. The Strategy had been discussed by the Health and Environment Policy Committee on 2 December 2025.

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

Councillor Lee

Councillor Lee welcomed the strategy's focus on the practical necessity of community resilience during the ongoing cost-of-living and climate crises. However, he believed it required clearer mechanisms to enable genuine community influence and specifically queried what practical capacity-building support or funding would be available to help parish councils take on a stronger role as LGR progressed. He suggested that specific additional information be provided to parish councils on setting up emergency hubs.

Councillor Godfrey

Councillor Godfrey supported the strategy while highlighting that rural isolation and a lack of local community cohesion remain significant challenges across the district and expressed disappointment about the lack of direct financial contributions to address this. He urged the council to provide stronger leadership by linking the principles of this strategy to all other council activities to improve resident well-being. He also suggested that the mayoralty could play an important role in sharing the strategy's vision but suggested that additional support from the communications team would be required to enable this.

Councillor Becker, together with the Corporate Head of Economy and Community responded to the comments made including emphasising that in the context of the strategy, resilience did not refer to emergency planning. The Chief Executive confirmed that potential funding streams available would be investigated and the resulting information shared with parish councils.

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

RESOLVED:

That the Winchester District Thriving and Resilient Communities Strategy (2026-2030) be adopted as set out in Appendix 1 of CAB3549.

9. **COMMUNITY INFRASTRUCTURE LEVY (CIL) FUNDING**
(CAB3547)

Councillor Porter introduced the report which set out proposals for CIL funding across the district, highlighting the geographical spread and different types of funding proposed.

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

Councillor Lee

Councillor Lee supported the principles of CIL and welcomed the worthwhile investments that benefited residents across the district. However, he raised concerns regarding fairness and geographic balance, noting that approximately 90% of proposed funding appeared to be allocated to urban areas. He asked how the council would ensure that future CIL funding benefited the whole district and queried what safeguards would accompany the proposed new delegated powers to ensure transparency and accountability.

Councillor Horrill

Councillor Horrill acknowledged the importance of CIL in enabling significant projects and supported a more agile, shorter application process for the community fund. She questioned whether the proposed officer delegation level of £500,000 was appropriate for maintaining transparency and requested a clearer explanation regarding the £4.5 million allocation to the Central Winchester Regeneration (CWR) scheme. She queried the appropriateness of the proposal to fund solar panels for the cathedral, suggesting that an organisation with significant unrestricted funds should have progressed the project independently.

Councillor Porter, together with the Corporate Head of Economy and Community and Strategic Directors responded to the comments made including emphasising that a significant portion of the rural district was within the South Downs National Park who had their own separate CIL scheme.

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

RESOLVED:

1. That the Strategic Procedural Overview for CIL allocation and spending which apportions percentages of the CIL retained by the city council be revised to reflect 40% for community / health / active travel / transport schemes and 60% for strategic district schemes, as detailed in appendix 1 of the report.

2. That the ongoing commitment to the joint Movement Strategy with Hampshire County Council be noted, supporting the coordinated delivery of transport and active travel infrastructure that helps address the impacts of development on local communities.

3. That a funding allocation of £1,088,638 from Winchester City Council CIL income receipts be and the expenditure under Financial Procedure rule 7.4 be approved, using the existing CIL funded community grants budget, for the following community-led projects:

- a) Chesil Theatre, Winchester - extension and refurbishment: £200,000
- b) Wickham pavilion: £150,000
- c) Theatre Royal, Winchester - boilers and lighting: £78,000

- d) Colden Common - skatepark and MUGA: £30,000
- e) Kings Worthy – allotments: £35,525
- f) The Gurkha Museum - reconfiguration, ramps and toilets: £64,707
- g) Winchester City Museum - exhibition upgrade and remodelling: £200,000
- h) Trinity, Winchester - new heating system: £32,000
- i) Christ Church, Winchester - lifts and toilets: £92,300
- j) Colden Common Bowls Club - ramp and safety barrier: £10,000
- k) The Carroll Centre, Winchester - toilets and kitchen: £102,251
- l) Knowle MUGA: £30,000
- m) Durley Village Hall - kitchen: £22,905
- n) Boarhunt pavilion: £40,950

4. That it be noted that four applications were refused.

5. That it be noted that one application was referred to Winchester Town Forum for consideration to be funded from Winchester Town CIL.

6. That it be noted that £110,000 previously allocated to three community schemes that are no longer going ahead - Otterbourne pedestrian crossing, Twyford cycle route and Knowle pump track - can be released back to the fund for future allocation.

7. That a capital budget and funding allocation of £359,695 in 2026/27 from Winchester City Council CIL income receipts be approved, ring-fenced to support transport and active travel projects and the expenditure be approved under Financial Procedure rule 7.4, for the following Hampshire County Council projects:

- a) Swanmore to Bishops Waltham - footpath/cycleway: £300,000
- b) Itchen Valley - path improvements: £59,695

8. That a CIL allocation of £331,000 be approved to the following council-led projects, subject to approval of a full business case:

- a) Winchester Cathedral - solar PV installation: £107,000
- b) Winchester Science Centre - solar PV installation: £224,000

9. That an increase of £30,000 be approved, funded by CIL, to the existing capital budget of £60,000 for solar PV at Meadowside Leisure Centre and approve its expenditure, bringing the total budget approved for expenditure to £90,000.

10. That a capital budget of £110,000 in 2026/27 be approved (subject to approval of by Winchester Town Forum report WFT343) allocated from Neighbourhood (Town) CIL income receipts and the expenditure under Financial Procedure rule 7.4 be approved for the Multi Use Games Area (MUGA) improvement at St Matthews Field, Weeke.

11. That a CIL allocation of £4.5m to the Central Winchester Regeneration scheme be approved, previously earmarked for this purpose in CAB3484.

12. That authority be delegated to the Strategic Director responsible for CIL to approve funding allocations from Winchester City Council CIL income receipts to community, health, active travel and transport fund projects.

13. That authority be delegated to the S151 officer to approve capital budget and expenditure up to £500k for community, health, active travel and transport fund projects.

10. **FUTURE ARRANGEMENTS FOR DEVELOPMENT MANAGEMENT IN THE SOUTH DOWNS NATIONAL PARK FOR THE PERIOD 1 OCTOBER 2026 TO 31 MARCH 2032**
(CAB3546)

Councillor Porter introduced the report which proposed the council entering into a new contract to continue to deliver the development management service (including enforcement) on behalf of the South Downs National Park Authority (SDNPA). If agreed by Cabinet, the contract would be subject to approval by the SDNPA at a meeting on 20 March 2026.

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

Councillor Lee

Councillor Lee supported the principle of local planning delivery but requested clarification on the financial sustainability of the proposed agreement (given a projected £400,000 shortfall) and questioned why a full cost-recovery model was not being pursued. He expressed concern that committing to a contract through 2032 would impact on a future unitary authority following LGR. He welcomed the wider benefits of the partnership but sought reassurance that risks to the council were fully understood.

Councillor Horrill

Councillor Horrill supported the continuation of the agreement but questioned why the council would enter into a contract where anticipated costs exceed income by £400,000. She suggested that the relationship with the SDNP could be improved and queried how the council could better influence the SDNP's strategy to ensure it aligned with local priorities such as the provision of affordable homes.

Councillor Porter, together with the Corporate Head of Planning and Regulatory Services and Strategic Director responded to the comments made, including confirming that officers had regular contact with the team at SDNP. The Director (Finance) provided further information regarding the calculation of costs in the report.

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

RESOLVED:

That the Corporate Head of Planning and Regulatory Services and Director (Legal) be authorised to enter into a new agreement for the delivery of development management services (including planning enforcement) on behalf of the South Downs National Park Authority for the period 1 October 2026 to 31 March 2032. Subject to the South Downs National Park Authority Member approval on 20th March 2026.

11. **ANNUAL REVIEW OF RISK MANAGEMENT POLICY 2026/27**
(CAB3548)

Councillor Cutler introduced the report. report and drew members' attention to the changes since the previous year as summarised in paragraph 11.7 of the report. The report had been discussed at Audit and Governance Committee on 5 March 2026 where members had requested that further consideration be given to whether risk CR010 should be expanded to include reference to risks relating to the Nature Emergency. The Director (Finance) had agreed to discuss this further with the Executive Leadership Board. In addition, a correction was noted to the current controls section of risk CR003 to refer to the Residents' Survey which had been undertaken and completed in 2024.

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

Councillor Lee

Councillor Lee agreed that the report established a structured framework for managing risk and aligned with recognised good practice. He sought clarity on whether risks related to LGR should be treated as key strategic risks. In addition, he queried whether risk management should go faster to address climate emergency ambitions but welcomed the inclusion of the nature emergency within the corporate risk register. He also suggested that a more open risk appetite would allow the council to inject more ambition into areas like housing by adopting tried and tested new construction practices.

Councillor Godfrey

Councillor Godfrey noted the stability of the risk management policy since the previous year and agreed that this consistency should be widely supported. However, he expressed concern that the policy was not being implemented with enough confidence to allow for innovative decisions in areas like affordable council housing. He urged the council to apply its open risk appetite to adopt modern methods of construction, such as modular building, to deliver energy-efficient homes within the existing budget.

Councillor Cutler responded to the comments made including emphasising that LGR would have its own risk register. The Strategic Director also responded to

comments confirming that the council would seek to use modern methods of housing construction provided they were economic.

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

RESOLVED:

That the Risk Management Policy for 2026/27, the Risk Appetite Statement for 2026/27 and the current Corporate Risk Register be approved.

12. **Q3 FINANCE & PERFORMANCE MONITORING**
(CAB3537)

Councillor Cutler introduced the report and advised that it had been considered at Scrutiny Committee on 4 March 2026, the minutes of which had been circulated to all members present.

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

Councillor Lee

Councillor Lee welcomed the Q3 report and commended the work undertaken by officers to track the delivery of council plan priorities. He raised specific queries regarding the decarbonisation of corporate buildings, seeking assurance that projects remained on schedule. Additionally, he requested further information on the waste performance target to understand whether the quarterly household waste figures were standalone measures or cumulative towards the annual target.

Councillor Bolton

Councillor Bolton expressed concern that the TC25 transformation programme had not delivered sufficient savings according to its original objectives. He challenged the decision to drop specific TC25 monitoring from the performance report. He further expressed concern that the presentation of savings blurred the distinction between cost reductions and revenue growth.

Councillor Cutler responded to the comments made including confirming that he was in discussions with officers on the best method of presenting the information requested in relation to performance on waste collection and would take the possible alternatives to Scrutiny Committee for their view. Councillor Cutler and the Director (Finance) also responded to the comments in relation to the TC25 programme, emphasising that the LGR proposals had required a change in priorities.

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

RESOLVED:

That the progress achieved during Q3 of 2025/26 be noted and the contents of the report be endorsed.

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

RESOLVED:

That the list of future items as set out in the Forward Plan for April 2026 be noted.

14. **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>
15	Extension of the existing waste and recycling collection contract (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)

15. **THE EXTENSION OF THE EXISTING WASTE AND RECYCLING COLLECTION CONTRACT (EXEMPT APPENDIX)**
(CAB3535)

RESOLVED:

That the exempt appendix be noted.

The meeting commenced at 9.30 am and concluded at 12.40 pm

Chairperson

CABINET

Wednesday, 18 March 2026

Attendance:

Councillors
Tod (Chairperson)

Cutler
Cramoysan
Becker

Learney
Porter
Thompson

Apologies for Absence:

Councillor Reach

Members in attendance who spoke at the meeting

Councillors Horrill and Lee

[Video recording of this meeting](#)

1. **APOLOGIES**

Apologies were received from Councillor Reach as noted above.

2. **DISCLOSURE OF INTERESTS**

Councillors Tod and Porter declared disclosable pecuniary interests in respect of report CL177 due to their roles 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. **LEADER AND CABINET MEMBERS' ANNOUNCEMENTS**

Councillor Cramoysan announced that new DEFRA statistics on fly-tipping incidents in 2024/25 showed that incidents in district were at their lowest level for 10 years. He congratulated all Council officers involved in this progress, in addition to thanking members of the public for reporting incidents.

5. **ADOPTION OF THE WINCHESTER DISTRICT LOCAL PLAN 2040 AND THE PREPARATION OF THE LOCAL PLAN 2044**
(CL177)

Councillor Porter introduced the report which recommended that full Council approve the Local Plan 2040, emphasising the amount of public consultation that had been undertaken to date and that all contributions received throughout the process has been considered and assessed. The Inspector had concluded that with the main modifications, the local plan was sound and legally compliant. The report also set out proposals to start the preparation of the next Local Plan until 2044. A number of minor amendments to report CL177 were required with an amended version of the report to be prepared for Full Council.

Councillor Porter advised that the report had been considered by Scrutiny Committee on 17 March and the draft minutes of that meeting had been circulated to all members present.

Councillor Tod further advised that the composite Local Plan (appendix 3 to CL177) had been published with the agenda for the Full Council meeting on 24 March 2026. He also drew attention to an amendment to recommendation 2 of the report to note the correct date of Full Council was 24 March (not 21 May as stated).

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

Councillor Lee

Councillor Lee welcomed the Inspector's finding that the Local Plan 2040 was sound, noting it provided a robust framework against speculative development and included strong policies on climate, biodiversity and energy. However, he reiterated concerns raised at the Scrutiny Committee about whether officers had the necessary skills to apply and implement new energy efficiency standards. He also expressed concern that emerging national planning reforms could undermine the council's local ambition by restricting the ability of councils to set high energy standards and whether the council would seek to influence the government on this issue. Finally, noting the short timeframe to prepare the next Local Plan and the impact of local government reorganisation (LGR), he asked how strategic risks would be mitigated.

Councillor Horrill

Councillor Horrill welcomed the proposal to adopt the new Local Plan. Noting that the Inspector had overruled the proposed policy to prioritise brownfield over greenfield sites, she questioned what measures could be taken to influence developers on this matter. She queried how the valuable knowledge in Village Design Statements and Supplementary Planning Documents could be meaningfully preserved. In respect of points raised at Scrutiny Committee, she raised concerns regarding the potential for developers to be supported to maximising land use beyond the housing numbers originally accepted by local communities. She concluded by emphasising the need to maintain strong resident

engagement to ensure the public remains confident in the district's development process.

Councillor Porter, together with the Corporate Head of Planning and Regulatory and Strategic Planning Manager responded to the comments made, including clarification on points raised at Scrutiny Committee regarding ensuring efficient use of allocated land and differences in relation to the development of brownfield and greenfield sites.

The Strategic Planning Manager provided further information regarding the proposals to ensure developers, officers and agents received training on the new energy efficiency standards. Discussions were ongoing with Cornwall Council who have adopted similar energy efficiency standards. The need for training and upskilling of staff, developers and Planning Committee Members has already been raised at the Developers Forum. Specialist consultants (Etude) would be engaged to support the training and upskilling and used in the interim to assist with the assessment of applications.

Councillor Porter stated that Scrutiny Committee had agreed two recommendations for further consideration by Cabinet as follows:

- a) That a clear timetable be provided detailing the transition period for upskilling staff and implementing the new energy efficiency standards (LETI/BREEAM) within the planning application process.
- b) That a briefing be arranged for members detailing how the council planned to meet the compressed 30-month deadline for the Local Plan 2044 while ensuring adequate and robust consultation.

Cabinet agreed that both points should be progressed. In relation to (b), it was requested that the timetable be considered alongside the Spatial Development Strategy for the newly constituted Hampshire and the Solent Combined County Authority.

Cabinet requested that recommendation 5(b) of the report be amended to delegate authority to approve and publish a revised Local Plan timetable in consultation with the Cabinet Member. This was agreed.

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

RECOMMENDED (TO COUNCIL):

Part 1 – Winchester District Local Plan 2020–2040 (Adoption)

1. That the Inspector's conclusions that the Winchester District Local Plan 2020–2040 is legally compliant and sound, subject to the recommended Main Modifications, are accepted.

2. That the Winchester District Local Plan 2020–2040, incorporating the Inspector's Main Modifications (as amended), Additional Modifications and associated changes to the Policies

Map, proceeds to Full Council on 24 March 2026 for adoption in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and Section 23(2) and (3) of the Planning and Compulsory Purchase Act 2004 (as amended).

3. That upon adoption of the Winchester District Local Plan 2020–2040, the existing Development Plan Documents (Local Plan Part 1 – Joint Core Strategy, Local Plan Part 2 – Development Management and Site Allocations, and the Gypsy, Traveller and Travelling Showpeople Development Plan Document) are withdrawn as they will be superseded.

4. That authority is delegated to the Corporate Head of Planning and Regulatory Services to make any non-material corrections to the Winchester District Local Plan 2020–2040, including factual updates, grammatical or formatting amendments, prior to publication in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

RESOLVED:

Part 2 – Preparation of the Winchester District Local Plan to 2044

5. That authority be delegated to the Strategic Director, in consultation with the Director of Legal, to:
- a. publish the Notice of Intention to commence preparation of the Local Plan to 2044 by 30 June 2026;
 - b. approve and publish a revised Local Plan timetable, in consultation with the Cabinet Member for Place and Local Plan; and
 - c. commission external consultancy support, where required, to assist with the preparation of the Local Plan to 2044 in line with the proposed 30-month plan-making process.

The meeting commenced at 9.30 am and concluded at 10.30 am

Chairperson

CAB3553
CABINET

REPORT TITLE: FUTURE OF FORMER LEISURE CENTRE SITE

28 MAY 2026

REPORT OF CABINET MEMBER: Councillor Kathleen Becker - Cabinet Member for Healthy Communities

Contact Officer: Emma Taylor Tel No: 01962 848366 Email etaylor@winchester.gov.uk

WARD(S): ST BARTHOLOMEW

PURPOSE

In July 2025 Cabinet (CAB3466) approved the marketing of the former River Park Leisure Centre (RPLC) site.

This report 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.

To enable the council to take a decision on the future of the site prior to the constraints of Local Government Reorganisation, this report seeks Cabinet approval to publish notice in order to comply with section 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 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.

RECOMMENDATIONS:

1. That Cabinet approves the publication of the required notice under Section 123 (2A) of the Local Government Act 1972.
2. That Cabinet delegates authority to the Strategic Director, in consultation with the Cabinet Member for Healthy Communities, to finalise and publish the statutory notice.
3. That Cabinet agrees that a further report will 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 preferred bidder.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 Greener Faster

Our Carbon Neutrality Action Plan ensures all council activity is undertaken with a view to supporting our commitment to achieving net zero carbon. We are actively working with partners to ensure that development in the district is undertaken sustainably. The re-use of this previously developed site which provides economic, social and community benefit would align and support this aim.

1.2 Thriving Places

The council's Green Economic Development Strategy sets out the opportunity to build a cluster of national significance in creativity, design and related heritage and nature/land based professional services along with the opportunity to deepen a creative network of scale. The redevelopment of this site would therefore support the economic development of the city in line with the council's already stated ambitions. Once the development is defined, it would bring construction and jobs to the area. The value of these jobs would be quantified once the proposals are determined.

1.3 Healthy Communities

There will be no impact on the surrounding green space, whether skate park or playing area or tennis courts this is wholly out of scope. Likewise, the indoor bowling green will be maintained

1.4 Good Homes for All

Due to planning policy and restrictions in the title deeds to the site, there are no plans for residential development on the site.

1.5 Efficient and Effective

The project will be managed in line with the council's project management framework. This includes reviewing and updating the project risk register and ensuring that mitigation measures are implemented. The project will be managed via the Project Board and quarterly highlight reports will be submitted to PAC Board for review and published as part of the quarterly Finance and Performance Cabinet report.

1.6 Listening and Learning

The former leisure centre site is located in River Park and future use of the site is of considerable interest to local residents. There has been engagement and consultation regarding the site as part of the adopted local plan process, this involved two rounds of public consultation on the allocation of this site

under Policy W10 as part of the local plan and the future of the site was also discussed at the Local Plan examination (hearing session 3 June 2025). Public views have been sought through this phase and subsequently as the council seeks a new partner who can invest in the site of the former leisure centre. A public engagement session took place on 26 June 2025 which consisted of display boards at the Guildhall, feedback forms and council officers on hand to answer questions. Information was provided online and online responses was also encouraged. Another engagement event took place on 27 January 2026 to provide an update on the number and type of expressions of interest received this information was also available online. Following the publication of the disposal notice the public have the opportunity to have their views heard. A further drop-in information session will also be held, prior to the council taking a decision regarding its preferred bidder.

2 FINANCIAL IMPLICATIONS

- 2.1 Marketing and evaluation activity to date has been funded from the £130,000 budget previously approved by Cabinet in CAB3466.
- 2.2 The preferred bidder will need to represent best consideration, consistent with the Council's obligation under Section 123(2) of the Local Government Act 1972.
- 2.3 The council is forecasting a significant budget deficit, and as part of the Transformational Challenge 2025 (TC25) 'Asset Challenge' workstream, it is critical that all redevelopment opportunities are considered within this context and only those that are affordable and financially sustainable are approved.
- 2.4 Previous reports have identified that the site might generate a capital receipt and the council can use capital receipts to fund new capital expenditure either for future projects or to reduce the borrowing requirement for previous unfinanced capital expenditure which reduces the annual cost of servicing the debt via reduced MRP (principal repayment) and interest costs.
- 2.5 A final report will confirm any capital receipt and the estimated financial implications of the disposal to the preferred bidder.
- 2.6 Furthermore, the decommissioned leisure centre currently has ongoing costs associated with it. Although it has been successfully deregistered for business rates, the ongoing maintenance and security costs are the council's responsibility and are currently budgeted at £55k per annum. This will no longer be required should the council dispose of the site.

3 LEGAL AND PROCUREMENT IMPLICATION

- 3.1 Under Section 123 (2A) of the Local Government Act 1972, notice is required to be advertised prior to disposal of land consisting or forming part of open space land.

- 3.2 Following publication of the notice, for two consecutive weeks and expiry of the representation period, any objections must be considered before a final decision on disposal is made.
- 3.3 The proposed transaction is a land disposal by way of long lease and is not considered a procurement covered by the Procurement Act 2023 (PA23). Only if a 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 recommended within this report.
- 3.4 All procurement required for delivery of the project was conducted in accordance with the Procurement Act 2023, the council's Contract Procedure Rules (CPRs) and adhere to the council's Procurement and Contract Management Strategy (2020-2025) in consultation with the Procurement and Legal Teams.
- 3.5 The general power of disposal of land is contained at section 123 of the Local Government Act 1972 which gives a local authority the power to dispose of land held by it in any manner it wishes provided that the local authority achieves the best consideration that can reasonably be obtained (except where the disposal is for a short tenancy of no more than 7 years) or the local authority has the consent of the Secretary of State).
- 3.6 The Secretary of State has issued a general consent for disposals of land under section 123 for less than best consideration. This allows a local authority to dispose of land for less than best consideration if it considers that the disposal will contribute to the promotion or improvement of the economic, social or environmental well-being of its area and the extent of the undervalue is no more than £2m.

Disposal of Open Space land

- 3.7 The council has the power to dispose of land and buildings under sections 111 and 123 of the Local Government Act 1972.
- 3.8 Under section 123(2A) of the 1972 Act a council may not dispose of any land consisting or forming part of open space unless before doing so they cause notice to be published of the intention to do so, specifying the land in question, and advertised for two consecutive weeks in a local newspaper. The council must then consider any objections to the proposed disposal.
- 3.9 Section 123(2A) defines open space by reference to the definition given in S336(1), Town and Country Planning Act 1990, as follows: "any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground".
- 3.10 Careful consideration has been given to the areas of the Site meeting the definition of open space for the purposes of S123(2A) Local Government Act 1972 having regard to case law including *Whitstable Society v Canterbury*

City Council [2017] EWHC 254 (Admin). Officers, having taken KC advice, are satisfied that the proposed disposal site, which consists of the closed leisure centre building and part of the leisure centre car park, does not itself meet the definition of open space set out in the 1972 Act.

- 3.11 However, the requirement in section 123(2A) of the 1972 Act is to advertise intention to dispose of any land “consisting or forming part of an open space”. As the wider site is considered to be open space land, officers consider that notice should be advertised because the site forms part of an area of open space land.

Best consideration reasonably obtainable

- 3.12 When disposing of land, the council has an obligation to obtain the ‘best consideration reasonably obtainable’ (section 123(2) Local Government Act 1972). The best consideration reasonably obtainable can be established by way of a competitive process or by a valuation exercise (or both).
- 3.13 The appropriate level at which to agree the sale price (capital receipt) will be assessed by an independent valuer in accordance with S123 ‘Best Consideration’ principles.

Best value obligations

- 3.14 Under section 3 of the Local Government Act 1999, a best value authority must make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. For the purposes of deciding how to fulfil this duty, an authority must consult specified representatives. Case law establishes that the duty to consult is triggered by decisions about high-level issues concerning the approach to the performance of an authority’s functions, and it is about those and not about particular implementation that consultation is required. It is not considered that the proposed decision falls into the category requiring such consultation. At this stage, the council is simply progressing the agreed disposal process by publishing the required statutory notice, which is an implementation step rather than a change in strategic approach.

Statutory Trust

- 3.15 The Site forms part of the council’s freehold title no. HP3062 which also includes River Park and the site of the Ancient Gateway of Hyde Abbey. This freehold title was acquired under an Indenture dated 3 July 1902 made between William Barrow Simonds and the Urban District Council of the City of Winchester, being the Winchester City Council’s statutory predecessor. The conveyance was made “for the purpose of a Public Park and Recreation Ground”. In consequence, a statutory trust arose under section 164 of the Public Health Act 1875, which required the land, including the proposed disposal site to be used as “public walks or pleasure grounds”. The statutory trust would potentially bind a purchaser of the Site. Provided the process in

section 123 (2A) of the Local Government Act 1972 is correctly followed (advertisement and consideration of objections) the land is freed from any trust arising under section 164. It should however be emphasised that not only would the skate park and indoor bowls club uses continue but that continued public access to and recreational use of areas outside the Site, including Hyde Abbey Gardens, River Park and the tennis courts, would be unaffected by any new scheme. Further, there are footways around all four sides of the Site which allow public access to Hyde Abbey Gardens, River Park and the tennis courts from Gordon Road and Park Avenue.

3.16 *Existing leisure facility operator at Winchester Sport & Leisure Park (WSLP)*

The Council has an existing long-term leisure management contract in place at WSLP, which was procured based on certain assumptions regarding the council's leisure provision within the district. Whilst competition in itself is not prohibited, there is a risk that the disposal of the former RPLC site in a way that involves subsidy or disposal at less than best consideration could be perceived as council-sponsored competition.

In such circumstances, there is potential for legal challenge or financial exposure under the existing contract, together with wider financial implications arising from any material impact on the performance of the operated facility. Accordingly, careful consideration is required of the council's statutory duty to secure best consideration, the application of the General Disposal Consent, and the extent to which any proposed disposal could give rise to contractual or financial risk. Independent advice is being commissioned to further assess these potential implications and will inform future Cabinet decision-making.

4 WORKFORCE IMPLICATIONS

4.1 The following external resources have been engaged to dispose of the site:

- Marketing agents
- Technical consultants to undertake surveys

These were procured, as set out in paragraphs 3.4 above.

4.2 The project continues to require support from teams across the council including Finance, Procurement, Planning, Estates, Legal and Communications. Ongoing staffing for all services is included in annual budgets or individual business cases.

5 PROPERTY AND ASSET IMPLICATIONS

5.1 The former Leisure Centre building and the land immediately surrounding it remain part of the council's freehold estate and are currently held as a surplus asset following decommissioning. The marketing process approved by Cabinet in CAB3466 has now been completed, Expressions of Interest were received, formal bids were invited, and bids are now being evaluated. At this

stage, the recommended next step is to proceed with publication of notice under s123(2A) prior to Cabinet's future consideration of final disposal.

- 5.2 The former Leisure Centre site is an important part of the city and public access will be retained to River Park. Pedestrian access is maintained along the side of the car park and along Gordon Road. Any future development will be controlled through the lease terms and planning processes to ensure that public access and neighbouring recreational uses remain protected.
- 5.3 Disposal of the site by way of a long lease will transfer future investment, maintenance responsibilities and asset risk to the lessee, subject to the final structure of the transaction. The council will retain appropriate landlord controls to safeguard adjoining land, ensure compliance with planning and environmental obligations, and secure community benefits aligned with the Council Plan.

6 CONSULTATION AND COMMUNICATION

- 6.1 Local residents have been consulted on the proposed allocation prior to the adoption of the Local Plan 2020 – 2040. Proposals for the former RPLC site were included in Reg 18 LP public consultation that took place between 2 November 2022 – 14 December 2022. The proposals for the former RPLC (Policy W10) were also reconsulted on in the Reg 19 LP public consultation that took place between 29 August 2024 – 13 October 2024.

Previous engagement and consultations relating to the site for are set out in CAB3342.

- 6.2 An engagement event took place in the Guildhall on 26 June 2025 at which over 100 people attended to let the council know their views on what they would like to see at this site. In addition to the event there was an on-line survey for those who could not attend in person. Altogether 993 feedback form responses were received. The data revealed an overwhelming support to the commitments made by the Leader of the Council to preserve green space, the skate park and the indoor bowling green. Respondents provided a wide range of suggestions for the future use of the site. The common themes include a lido, community hubs, cultural venue and family-friendly leisure spaces.
- 6.3 Over 250 people attended an engagement event on 27 January 2026. A total of 757 feedback responses about the different expressions of interest that had been received were received on the day and subsequently online. This feedback was summarised and provided to potential bidders via the marketing agent. The following word cloud visually represents the most frequently mentioned terms:



- 6.4 A further public engagement event is to be scheduled prior to Cabinet’s final decision on disposal of the site. The council is committed to ensuring that the public are involved in discussions concerning the future of the site and will continue to talk with the public throughout the process.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 All potential options to redevelop the site will have to contribute towards the council’s policy commitment to be carbon neutral and deliver an exemplar sustainable development that delivers environmental and well as social and economic benefits. All proposed development will be required to achieve Biodiversity Net Gain in accordance with the national legislation and planning policy.
- 7.2 Any investor partner will have to review whether or not they can re-use the existing building for their proposals as set out in the council’s Local Plan reflecting the embodied carbon in the existing structure. Any proposals to demolish the building will have to be justified.
- 7.3 The site is located within flood zone category 3 which is an important consideration for redevelopment of the site.

8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Under s149 (1) of the Equality Act 2010 the council (and its decision making bodies) must have due regard, in the exercise of its functions, to the need to:
- a. Eliminate discrimination, harassment, victimisations and any other conduct prohibited by the Act.
 - b. Advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share them.

- c. Foster good relations between persons who share relevant protected characteristics and persons who do not share them.

8.2 An Equality Impact Assessment will be undertaken prior to Cabinet making the final decision to dispose of the site. However, equality matters have been considered throughout the process.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 Having had regard to the council's obligations under the data protection legislation, it is considered that a Data Protection Impact Assessment (DPIA) is not required.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Financial Exposure – risk that disposal is delayed or does not proceed resulting in continued or increasing costs and reduced / delayed capital receipt	Progress the statutory notice and disposal process promptly; maintain a clear audit trail and legal compliance to minimise the risk of challenge; ensure contingency planning in the event the preferred bidder withdraws.	Disposal removes ongoing costs and liabilities and secures a capital receipt that supports the Council's financial strategy
Legal Challenge – risk of challenge to disposal if correct process not followed	Work with Legal, Estates, Planning, Procurement to ensure compliance with statutory requirements and maintain audit trail	Transparent and robust process reduce risk of later disputes
Statutory Notice Challenge – risk that representations received delay the disposal	Ensure process under s123 (2A) is correctly followed and that objections are duly considered.	Demonstrate public concerns are considered
Best Consideration Risk – challenge over best consideration	Independent valuation and a clear well-documented evaluation process	Provides assurance that the council's approach is transparent, lawful, and delivers the most advantageous outcome – not only financially, but also in terms of deliverability
Reputation – risk of damage by perceived lack of consultation	Continued engagement and clear communication around statutory notice process which provides formal representation opportunity	Opportunity for collaborative, supported outcome with broad community support

Achievement of outcome – risk that intended benefits not achieved	Qualified consultant supported marketing; strong governance	Partner-led scheme delivering community regeneration benefit
Property – empty building risk	Building is secured and monitored in the interim period	Disposal returns to operational use and increasing natural surveillance will reduce antisocial behaviour (ASB)
Community Support – risk of losing support	Statutory notice and clear communications/updates	Exciting scheme with long-term community benefits
Timescales – risk of project delay	Project plan monitored	Maintain delivery momentum
Capacity – risk Council lacks resource capacity	External technical / legal expertise / support used	Knowledge transfer into organisation
Dependencies – risk from related projects	Coordinated through Property Board and PAC	Resource sharing opportunities
Local Government Reorganisation – risk decisions slip to new shadow authority	Timescales currently aligned to enable Winchester City Council Cabinet decision/s	Certainty and continuity for local community
Contractual and Legal Exposure – risk that selection of proposal which does not represent highest financial consideration may expose the Council to challenge or financial liability arising from existing contractual arrangements associated with the Council's leisure provision.	The Council's evaluation process considers best consideration in the round applying consistent criteria taking account of deliverability, not solely price. Legal advice and professional advice is being sought.	Ensures that any disposal decision is legally robust and does not place the Council at undue financial or contractual risk.

11 SUPPORTING INFORMATION:

11.1 In July 2025 Cabinet (CAB3466) agreed the marketing of the former River Park Leisure Centre site for disposal by way of a long lease.

11.2 Site

The site is circa 0.7 hectare (1.75 acres) within the Winchester City Centre boundary. The site borders the River Park to the North and the residential area of Hyde to the West, the Winnall Moors Nature Reserve to the East and

the University of Southampton campus to the South. The extent of the site area for the disposal will be the former RPLC building and associated carparking spaces. Map attached in Appendix A.

11.3 Site Constraints

There are a number of known constraints on site that will impact and/or discount future uses of the site. including:

Planning use

The existing use is a leisure centre building including swimming pool, skate park and indoor bowling facility. Policy W10 in the now adopted Local Plan allocates the site for Learning and non-residential institutions (Use Class F.1 and E (d)).

Class F1 allows for any use not including residential use:

- For the provision of education
- For the display of artwork (not for sale or hire)
- As a museum
- As a public library or public reading room
- As a public hall or exhibition hall
- For, or in connection with, public worship or religious instruction
- As a law court

Class E (d) allows for indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms).

Policy W10 states that planning permission will be granted for development of F.1 and E (d) use classes provided that detailed proposals accord with the Development Plan.

A detailed assessment of all material planning considerations including conformity to the recently adopted local plan will be undertaken when the preferred bidder brings forward a developed scheme. The preferred bidder should engage with the Local Planning Authority at the pre-application stage. Policy W10 (i) requires

“Any application for development is preceded by, and is consistent with, a site wide masterplan for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the council”.

Flood risk

As part of the work for the Local Plan, a [Stage 2 Strategic Flood Risk Assessment](#) was undertaken by the council working in collaboration with the Environment Agency. The assessment shows that due to the proximity of the site to the River Itchen, it is located within a flood risk area (Flood zone category 3) and the groundwater levels are less than a metre below the

surface which are important considerations that would need to be taken into account when considering redevelopment including:

- A specific site Flood Risk Assessment (FRA) will be required
- Sequential approach to site layout
- No development in Flood Zone 3b
- 8m buffer strip
- Requirement for EA or LLFA consent
- Flood compensation measures
- Finished floor levels
- Safe access/egress considerations
- SuDS, green-roofing, permeable surfacing
- Groundwater and hydrogeological considerations
- Reservoir breach modelling

These requirements have been made clear to bidders during the marketing process, and detailed compliance will be assessed at planning stage once a scheme is developed.

Views

The site is adjacent to the South Downs National Park (SDNP). There are views into, and out of the site, to the park and views of Winchester Cathedral which will be key matters to consider when bringing forward any plans for the redevelopment of the site. A 3D scan has been completed which shows the former leisure centre in the context of the wider environment. In addition, a Townscape and Visual Impact Assessment has been undertaken which can inform development of the site. These heritage and townscape considerations remain applicable to any redevelopment brought forward by the preferred bidder.

1902 Indenture Deed

The freehold site was acquired by WCC's predecessor in title by an Indenture in 1902 for 'the purpose of a Public Park and Recreation Ground'. In consequence, it is likely that a statutory trust arose under section 164 of the Public Health Act 1875, which has the effect of dedicating the land for public recreation. The statutory trust would potentially bind a purchaser of the Site. However, the Purchaser was given rights that include the right to erect 'any other building or galleries for recreation, scientific or other similar purposes and the necessary lodges for keepers and caretakers or any other buildings that may be required for the benefit of the City except Industrial Dwellings'.

It would be consistent with the statutory purpose for which the site is currently held to add ancillary facilities and buildings such as changing facilities, a café and community spaces for the promotion of arts and culture.

To release the site for use for another, unrelated purpose, it may be necessary for the council to follow the process of appropriation to that

purpose, if known, or for planning purposes following the procedure in section 122 of the LGA 1972. This would not require ministerial consent.

The sole restrictive covenant to which the site is subject is not to erect "Industrial Dwellings" so precluding the development of residential accommodation on the site.

Scheduled monuments

Hyde Abbey Gardens which include the remains of Hyde Abbey, a Benedictine monastery, extends into the car park and grounds of the adjacent former Leisure centre complex. Hyde Abbey Gateway, which is located opposite St Bartholomew's Church in King Alfred's Place, and the Bridge is a Scheduled Monument, and a Grade I Listed Building. The Bridge is also a Listed Building and a Scheduled Monument. St Bartholomew's Church is a Grade II Listed Building and, as the church for Hyde Abbey, it is the only remaining building still in use. These are the only substantial above ground / upstanding remains that exist. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration – as well as the Abbey remains above and below ground, both scheduled and unscheduled but potentially of national importance, and impacts on their significance – as part of the design process. These heritage constraints will be considered as part of any future design process led by the preferred bidder and will be a material planning consideration as part of a future planning application.

Access

Vehicular access is solely off Gordon Road, off Hyde Abbey Road, both residential streets, in turn taking access off North Walls, part of the one-way system. There are many walking and cycling routes through the space connecting with the surrounding residential areas and these will be maintained and ideally enhanced. This is a highly sustainable accessible location and these access constraints will inform future design proposals.

Adjacent uses

The site is next to the outdoor skate park and the indoor bowling facility which are intended to remain and which any redevelopment will need to take into consideration.

11.4 Surveys

A number of surveys were commissioned in order to market the site including:

- Phase 1 Environmental
- Geotechnical
- Flood Risk Assessment
- Highways and Access

- Asbestos update
- Planning Statement
- Title Report

These surveys have now been completed and were made available to interested parties during the marketing process. No further survey work is required at this stage. Any additional technical work will be undertaken by the preferred bidder as part of their planning and design development.

11.5 Offering the site to market

Following a competitive procurement process, commercial agents were appointed to undertake the marketing of the site for disposal at best consideration on behalf of the council.

The appointed agent set up a data room for holding the marketing materials including the surveys outlined above.

The opportunity was marketed from September 2025 and interested parties were invited to submit an Expression of Interest (EOI) form by 19 December 2025.

12 EOIs were submitted by the deadline for the following uses:

- Care home
- Padel/racquets - with coffee shop, soft-play and public exhibition space
- Music/performance space, with sports offer
- Church with multi-function community space
- Fitness facility with restaurant and outdoor lido
- Padel/pickleball
- Community Sports Hub
- Education facility (primary years)
- Indoor football and padel
- Health Club – racquets/gym/leisure
- Padel/Pickleball centre – with potential lido and indoor football
- Health and Wellness Club – gym

All organisations that submitted an EOI were invited to submit a formal bid by the deadline of noon on 2 April 2026.

11.6 Formal Bids

Following the deadline for Formal Bids, bids have been received and will be evaluated in accordance with the key evaluation criteria approved by Cabinet in CAB3466 criteria:

1. Covenant Strength and Funding
2. Deliverability
3. Experience and Track Record
4. User Mix and Local Compatibility
5. Planning Policy Compliance
6. Highways Compliance
7. Price

11.7 Evaluation Methodology

The evaluation approach must reflect the council's statutory obligation to secure the best consideration reasonably obtainable, recognising that best consideration is determined not solely by price but by the overall strength, deliverability and certainty of the proposals. The criteria set out in paragraph 11.6 above has been developed into the following evaluation methodology which was shared with bidders.

Pass/Fail Gateway:

Pass / Fail	
Requirement	Evidence Required
<i>Legal capacity to contract & purchase</i>	<i>Corporate docs; authority to sign; consortium agreements, approval to proceed</i>
<i>Covenant Strength and Funding available & verified</i>	<i>Financial Standing test e.g. D & B; Bank letter / proof of funds; lender heads of terms</i>
<i>No disqualifying conduct</i>	<i>Self-declarations; past performance checks</i>
<i>Conflict of interest declarations</i>	<i>Bidder & evaluator forms</i>

If pass above then:

Criteria	
Deliverability:	<i>Deliverability and programme: Methodology; completion timetable; readiness (legal, governance, due diligence) risk management</i>
	<i>Experience and track record: Relevant track record; technical capability and team/resourcing</i>
	<i>Economic, social and environmental benefits</i>

	<i>Planning policy compliance: Understanding of planning context; route to consent; engagement plan; impact upon transport network (highways compliance)</i>
Price:	

Bids will be assessed to ensure compliance with the council's obligation to ensure best consideration and general consent for undervalue if applicable.

Each bid will be assessed independently by a multi-disciplinary officer panel, supported by external professional advice where appropriate.

In undertaking the qualitative assessment, the evaluation will take account of feedback received during the engagement process. Social value, local compatibility and community benefit were included as part of this qualitative assessment. In this way, the evaluation will ensure that local views are considered alongside financial considerations when assessing the overall strength of each proposal.

Qualitative elements will be assessed using a consistent scoring scale (0 to 5) to reflect how well each bid met or exceeded the Council's requirements, ranging from unacceptable responses (0) through to excellent (5).

11.8 Publish Notice

All bids received proposed an end use which is recreational in nature so the council may proceed by way of a disposal under Section 123 of the Local Government Act 1972, which enables the land to be disposed of free of the statutory trust, subject to publication of the required notice and consideration of any objections received. Appropriation under s122 of the LGA 1972 is not considered necessary as the use of the site is proposed to remain as recreational.

11.9 Resource requirements

A budget of £130,000 was approved in CAB3466 to support marketing, technical surveys, valuation advice, legal support and communications.

This budget has supported completion of the marketing, survey, and evaluation processes. No additional budget is requested as part of this report. Any resource implications associated with the final disposal decision will be set out in the subsequent Cabinet report following the statutory notice period.

11.10 Anticipated Timescales

Activity	Revised date
Bid deadline	2 April 2026
Evaluation of Bids	April to July 2026

Cabinet	28 May 2026
Publish Notice	June 2026
Review Representations	July 2026
Resident and stakeholder engagement event	July 2026
Final Evaluation	July 2026
Heads of Terms agreed pending approval by Cabinet	August 2026
Cabinet consideration	25 August 2026

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 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.

12.2 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 not prevent a future Unitary council taking another view on use of the site.

12.3 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.

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

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.

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.

12.4 Do nothing

The site is currently redundant but requires ongoing maintenance, security and management. This option is not a good use of council assets and is not recommended.

Proceeding with the statutory notice and disposal process will allow the site to be brought back into active and beneficial use.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3093: River Park Leisure Centre – Future Use of Site, 31 October 2018

CAB3190: River Park Leisure Centre – Future Use of Site, 31 October 2019

CAB3242: River Park Leisure Centre – Decommissioning Report June 2020

CAB3342: A land transaction in respect of the River Park Leisure Centre Site and associated parking area, bowls club and skate park, 9 March 2022.

CAB3466: Future of former leisure centre site – restart redevelopment after UoS withdrawal; market site; £130k budget – 15 July 2025.

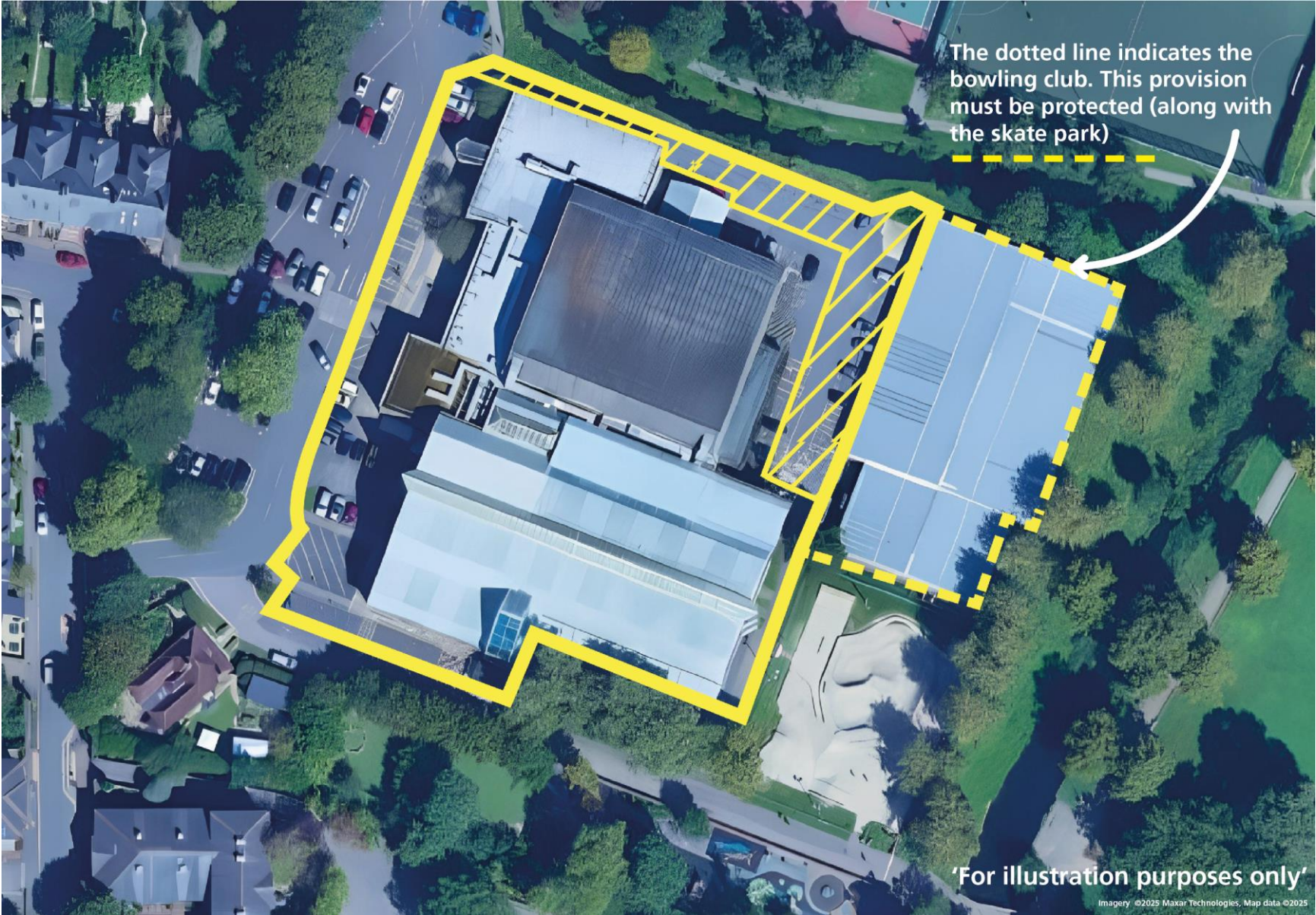
Other Background Documents:-

[Adopted Local Plan 2020 - 2040 - Winchester District Local Plan](#)

APPENDICES:

Appendix A – Plan of Site

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The dotted line indicates the bowling club. This provision must be protected (along with the skate park)

'For illustration purposes only'

Imagery ©2025 Maxar Technologies, Map data ©2025

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CAB3562
CABINET

REPORT TITLE: ADDITIONAL EXPENDITURE FOR REPAIRS TO THE BUTTERCROSS

REPORT OF CABINET MEMBER: Leader and Cabinet Member for Regeneration – Councillor Martin Tod

28 MAY 2026

Contact Officer: Geoff Coe/Graeme Todd Tel No: 2080 Email gcoe@winchester.gov.uk / gtodd@winchester.gov.uk

WARD(S): ST MICHAEL

PURPOSE

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.

The original approved budget for restoration works to The Buttercross was £50k, but 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

The increased cost reflects the need for emergency works required to preserve the monument's historic fabric and ensure public safety.

RECOMMENDATIONS:

1. That Cabinet approve a supplementary estimate of £250,000 for works to the Buttercross funded from the Council's Property Reserve.
2. That Cabinet delegate authority to the Corporate Head of Asset Management, in consultation with the Cabinet Member for Place, to enter into revised contract arrangements with the appointed specialist contractor, Stonewest Ltd.
3. That Cabinet note the Scheduled Monument Emergency Works Notice issued by Historic England and the requirement to undertake the works without delay.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

1.1 Greener Faster

Conservation of historic assets supports sustainable place-making and reduces the need for more carbon intensive reconstruction in future.

Use of traditional materials and low impact repair methods aligns with heritage-led environmental stewardship.

1.2 Thriving Places

The Buttercross is a focal point of the city centre and a key heritage attraction. Its preservation supports tourism, local business vitality, and the overall quality of the public realm.

1.3 Good Homes for All

Not applicable.

1.4 Efficient and Effective

Responding promptly to the emergency notice demonstrates responsible asset management with early intervention preventing more costly deterioration and future liability.

1.5 Listening and Learning

The project reflects collaborative working with Historic England, specialist contractors, and conservation experts with the revised scope incorporates lessons from previous interventions and current best practice in monument conservation.

2 FINANCIAL IMPLICATIONS

2.1 In order to complete the urgent conservation and stabilisation works to the Buttercross, the required budget will need to be increased beyond the original allocation of £50,000. The expanded scope of works has arisen following close access inspection and the identification of significant structural defects. Additional funding of £250,000 from the property reserve is now required to ensure the works can be completed safely and in accordance with Historic England's Scheduled Monument Emergency Works Notice.

2.2 The revised cost estimate reflects the need for structural stabilisation, stone replacement, removal of failed fixings, extended scaffold hire, additional preliminary costs and increased professional fees. These works are essential to address the structural failures identified in the upper stone dressings and flying buttresses. As the Buttercross is an existing asset, there are no direct

revenue consequences arising from the capital works. Ongoing maintenance requirements will continue to be met from existing budgets.

- 2.3 Approval is sought for the additional £250,000 to enable the full scope of emergency works to proceed. This includes contingency to address further defects that may emerge during the conservation process. The original allocation for the Buttercross will remain committed to the project, and the additional funding will ensure compliance with the Emergency Works Notice issued by Historic England.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Buttercross is a Scheduled Monument, and all works must comply with the Ancient Monuments and Archaeological Areas Act 1979. Following investigation Historic England has issued a Scheduled Monument – Emergency Works Notice, which legally obliges the Council to undertake urgent stabilisation.
- 3.2 Procurement and contract variations will follow the Council's Contract Procedure Rules and Public Contracts Regulations.

4 WORKFORCE IMPLICATIONS

- 4.1 None.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The Buttercross is a Council-owned heritage asset and a Scheduled Monument; the Council has a statutory responsibility to maintain it in a safe and stable condition.
- 5.2 The discovery of structural defects increases the Council's liability exposure if works are not undertaken promptly.
- 5.3 The additional funding will protect the long-term condition and value of the asset, reducing future maintenance costs.
- 5.4 Works will be carried out in accordance with conservation best practice to ensure the asset's historic significance is preserved.
- 5.5 The project supports the Council's wider asset management strategy by addressing high-risk heritage assets proactively.

6 CONSULTATION AND COMMUNICATION

- 6.1 Works commenced in early March 2026 on the Buttercross. During scaffold installation and subsequent inspection, representatives from Historic England, PHA Consultants, Winchester City Council, and Stonewest Ltd identified serious structural defects not visible from ground level. These include:

- Live and de-bonded upper stone dressings, particularly around areas previously rebuilt in the early 1990s.
- Cracking and structural failure around the flying buttresses and their connections.
- Evidence of historical settlement, misalignment, and failed or exposed ferrous metal fixings.
- Fine fissures and instability caused by thermal expansion of shallow metal embedments within thin stone sections.
- Several stone components now reliant solely on slate dowel fixings, some of which have failed.

6.2 Historic England has issued a Scheduled Monument – Emergency Works Notice (Section 5 Exemption) requiring urgent intervention to prevent further deterioration and to protect public safety.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 Works will use traditional lime mortars, natural stone, and conservation-grade materials with low embodied carbon. Contractor and site operations will follow best practice to minimise waste and environmental impact.

7.2 The project preserves an existing historic structure, avoiding the environmental cost of major reconstruction.

8 PUBLIC SECTOR EQUALITY DUTY

8.1 The decision to approve additional funding for the conservation of the Buttercross has been assessed in accordance with the Public Sector Equality Duty (Section 149 of the Equality Act 2010).

8.2 The works relate to the preservation and structural safety of a Scheduled Monument in a public space.

8.3 The project does **not** introduce any changes that would negatively affect people with protected characteristics.

8.4 Temporary access arrangements during works will be managed to ensure the High Street remains accessible to all users, including disabled people and those with mobility impairments.

8.5 The project contributes positively to an inclusive public realm by ensuring a safe and well-maintained environment for residents and visitors of all ages.

Overall, the equality impact is assessed as neutral with no adverse effects identified

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 Not applicable

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<p>Public safety – risk of masonry collapse if these urgent works are not completed</p> <p>Risk of masonry falling during works.</p>	<p>Strap stones and dismantle in stages as instructed by a Structural Engineer</p> <p>Scaffolding and removal of unstable masonry</p>	<p>A stabilised monument fully restored</p>
<p>Financial Exposure – risk of further escalation of works</p> <p>Risk of claims against the council if repair works are not completed and injury is sustained from historic monuments. Such claims may not be funded by the council's insurers as the council has chosen to run the risk by not repairing</p>	<p>Additional funding forecast is based on latest available information and includes an appropriate contingency The budget will be closely monitoring and staged approvals.</p>	
<p>Exposure to challenge from</p>	<p>Clear documentation of structural findings; reliance on expert advice from Historic England and PHA; compliance with Scheduled Monument Emergency Works Notice.</p>	<p>Transparent decision-making strengthens public trust; reinforces the Council's reputation for responsible heritage management.</p>
<p>Innovation</p>	<p>Use of proven conservation techniques and specialist contractors;</p>	<p>Opportunity to trial improved conservation methods; potential to</p>

	adherence to Historic England guidance.	develop best-practice case study for other authorities. In particular laser cleaning will be used.
Reputation	Prompt action on safety risks; visible commitment to preserving the monument; proactive communication with stakeholders.	Enhances the Council's standing as a guardian of heritage assets; positive media and tourism narrative.
Achievement of outcome	Robust project management; expert oversight, with specialist consultants; defined scope to address emerging defects.	Ensures long-term stability of the monument; delivers a high-quality conservation outcome.
Property	Emergency stabilisation prevents further deterioration; regular inspections during works.	Extends the lifespan of a key heritage asset; reduces future maintenance liabilities.
Community Support	Engagement with local businesses, BID, clear explanation of safety and preservation needs.	Strengthens community pride; potential for volunteer or educational involvement.
Timescales	Contractor already mobilised; emergency works exemption allows immediate action; programme reviewed to reflect expanded scope.	Opportunity to complete works ahead of the winter period; reduces prolonged scaffold presence if continued to proceed.
Project capacity	Dedicated project lead; use of specialist conservation contractor; collaboration with Historic England and WCC's Conservation Officer.	Builds internal expertise in managing complex heritage projects.
Local Government Reorganisation		
Other	Seasonal planning for lime and stonework; early procurement of specialist materials; contingency in programme.	Potential to strengthen supplier relationships.

11 SUPPORTING INFORMATION:

11.1 The Buttercross had previously undergone conservation interventions in the early 1990s. While these works stabilised the structure at the time, the recent scaffold access revealed that several of those historic repairs have now failed. From initial surveys the defects were not visible, and the full extent of deterioration could only be understood once close inspection was possible.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 **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:

- pose a public safety risk in a high-footfall area
- risk further deterioration of the monument
- expose the Council to regulatory challenge and reputational harm
- increase future repair costs significantly

This option is therefore not viable.

12.2 **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:

- leave unsafe or unstable elements in place
- risk further failure of adjacent stonework
- require repeated mobilisation, increasing total cost
- fail to meet conservation best practice

A reduced scope would not deliver a safe or sustainable outcome.

12.3 **Retender the Works Stonewest** Ltd is already appointed through a compliant procurement process and has specialist conservation expertise. Retendering would:

- 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 market conditions and specialist scarcity

Given the emergency nature of the works, retendering is not appropriate.

12.4 **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:

- breach the Emergency Works Notice
- prolong scaffold occupation of the High Street
- risk further structural deterioration
- increase overall project cost

External funding is not a realistic option for immediate emergency works.

12.5 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:

- cause irreversible loss of historic fabric
- conflict with conservation principles
- require extensive archaeological oversight
- likely cost more than stabilisation

Historic England supports conservation in situ, making dismantling inappropriate.

12.6 Proceed with Full Stabilisation and Conservation Works (Recommended Option)

This is the only option that:

- 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

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

Other Background Documents:-

Hampshire Chronicle reporting:

[Initial clean of Winchester's Buttercross is now complete | Hampshire Chronicle](#)

APPENDICES:

Appendix 1 - Stonewest photographic condition of findings

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Butter Cross Monument

PROGRESS REPORT No: 02



Photo showing core drilling rig to enable precise and careful removal of the ferrous fixings



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Butter Cross Monument

PROGRESS REPORT No: 02



Photo showing cracking to the stone caused by excessive slate dowels located too close the outside of the stone, also the various different materials used for fixings- slate, stainless steel and brass



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Butter Cross Monument

PROGRESS REPORT No: 02



Photo showing the 40mm copper pipe used for fixing and the cementitious mortar in the bed joint. The hollow copper pipe was found to have two 8mm stainless steel bars within set in a cementitious type slurry



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Butter Cross Monument

PROGRESS REPORT No: 02



Photo showing the extensive vertical cracking to stone no N14a. Caused by the ferrous 40mm ferrous dowel used as the central fixing. We also consider when molten lead was poured to fill the void thermal shock may be a contributory factor to start the stone failure



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PROGRESS REPORT No: 02



Photo showing SWL mason hand sawing bed joints using a traditional tungsten tipped masonry saw



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Butter Cross Monument

PROGRESS REPORT No: 02



Photo shows SWL masons carefully and safely lifting stone no N14a off of its bed joint



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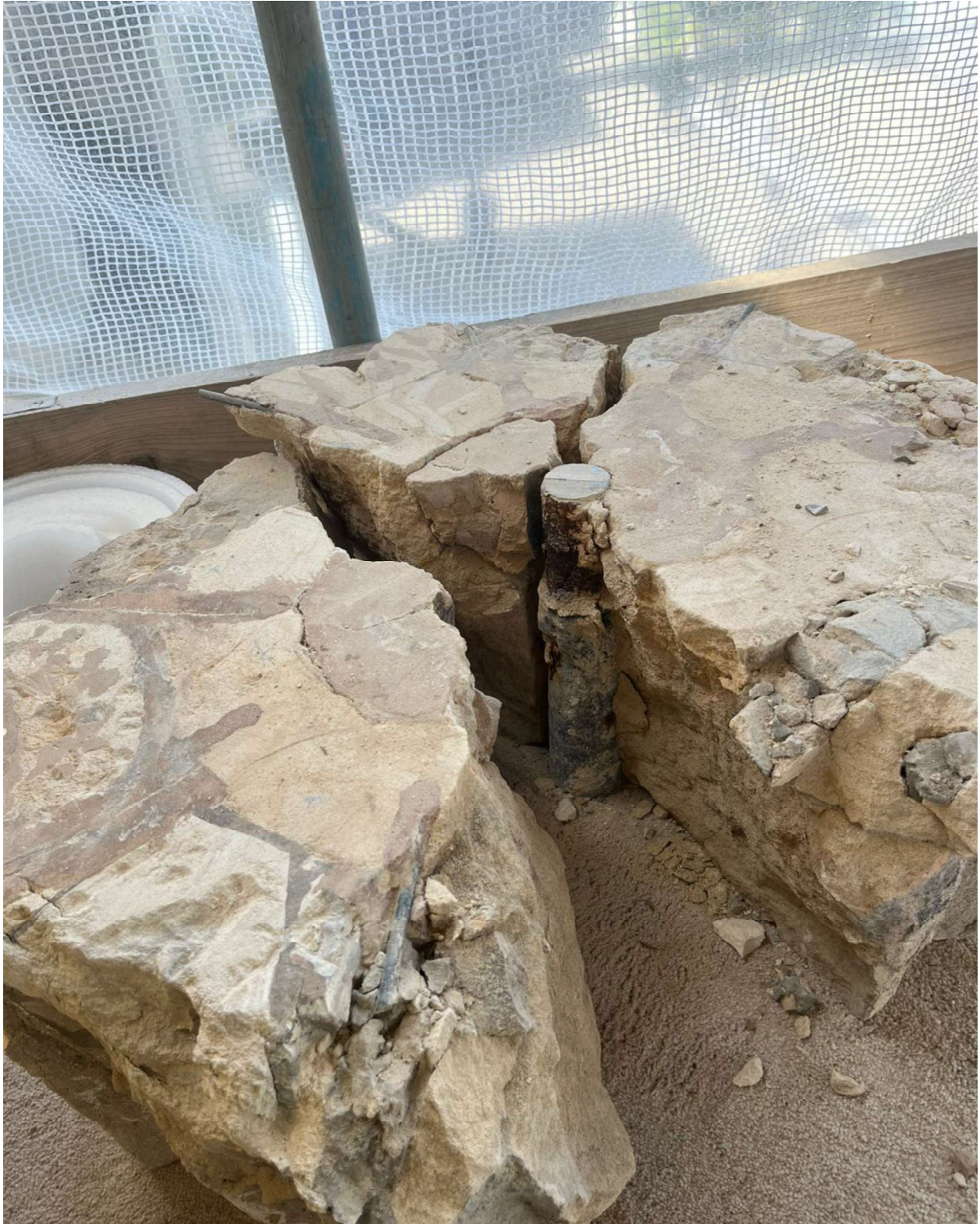
Stonewest Ltd, 30-40 New Bridge Street, London, EC4V 6BJ

Butter Cross Monument

PROGRESS REPORT No: 02



Photo showing the 40mm ferrous dowel (stone no N14a) . This also had a layer of poured lead infilling the hole that would have been drilled



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Butter Cross Monument

PROGRESS REPORT No: 02

Photo showing the bed joint between stone no N14a and N14b.
Poured molten lead was employed to act as an additional fixing into the joggle joints



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Butter Cross Monument

PROGRESS REPORT No: 02



Photo showing the crack running North to South through stone no N17b, hooded stone above the large statues



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Butter Cross Monument

PROGRESS REPORT No: 02



Laser cleaning trials carried out 30/04/26



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Butter Cross Monument

PROGRESS REPORT No: 02



Stone number N9 before laser cleaning trials had taken place



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Butter Cross Monument

PROGRESS REPORT No: 02



Stone number N9 after laser cleaning trials had taken place.
A separate laser cleaning report has been prepared and submitted



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Butter Cross Monument

PROGRESS REPORT No: 02



Photo showing the various different fixings found during the dismantle.
Non ferrous metal was used for the 1990's rebuilding. Unfortunately ferrous metal embedment's were left within the structure which has caused ongoing issues further down into the heart of the structure



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REPORT TITLE: CENTRAL WINCHESTER REGENERATION PROPOSED LAND ACQUISITION

28 MAY 2026

REPORT OF CABINET MEMBER: Cllr Martin Tod, Leader and Cabinet Member for Regeneration

Contact Officer: Ken Baikie & Emma Taylor Tel No: 01962 848366 Email: etaylor@winchester.gov.uk

WARD(S): ALL WARDS

PURPOSE

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, making a visit to this heritage city one which will be remembered.

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.

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, Cabinet approved the Change in Consortium Composition on 21/01/26.

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 in 2018.

This report 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.

RECOMMENDATIONS:

1. Authorise the Strategic Director with responsibility for Central Winchester Regeneration to complete the acquisition of the former St Clement's Surgery for the amount of £2.75m plus SDLT (£127,000) and fees (£20,000).
2. Approve a supplementary capital estimate of £267,000, funded by prudential borrowing (£140,000) and capital receipts (£127,000), bringing the total approved budget to £2,877,000.
3. Approve capital expenditure of £2,877,000 for the acquisition of the former St Clement's Surgery.
4. Approve an ongoing revenue budget of £53,200 for security, business rates, maintenance, and utilities until such time a lease to Jigsaw is in place.
5. Authorise the Strategic Director with responsibility for Central Winchester Regeneration and Director Finance to negotiate and finalise the terms of an option agreement for the former St Clement's Surgery with Jigsaw.
6. Authorise the Strategic Director with responsibility for Central Winchester Regeneration to explore meanwhile uses of the former St Clements Surgery with Jigsaw and to agree an approach that best mitigates the holding costs.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

Creating places for people and communities to live, work and thrive is of paramount importance to the Council. To bring forward the best possible development that respects the past and brings opportunity for the future, the Council has appointed Jigsaw, a Development Partner that shares the same vision and ambition to deliver vibrant new mixed-use development that will be creative and innovative.

1.1 Greener Faster

The Council has declared a Climate Emergency and addressing the climate crisis and reaching carbon neutrality is the Council's overarching priority.

1.2 Thriving Places

The Council is focusing on sustainable growth through our Green Economic Development Strategy which sets out the opportunity to build a cluster of national significance in creativity, design and related heritage and nature/land based professional services along with the opportunity to deepen a creativity network of scale.

1.3 Healthy Communities

The Council's ambition is that all residents live healthy and fulfilled lives, feel safe and secure in their neighbourhood, and enjoy the recreational and cultural opportunities that the district offers and is therefore committed to investing in our public spaces and working hard with partners to deliver pride in place for our residents.

1.4 Good Homes for All

Housing in the Winchester district is expensive and finding suitable accommodation which is affordable is a challenge for our young people and families.

1.5 Efficient and Effective

The CWR programme is being managed in line with the Council's project management framework. This includes reviewing and updating the programmes risk register and ensuring that mitigation measures are implemented. Quarterly highlight reports are submitted to the Councils Project and Capital Programme for review and a summary report is made in the quarterly performance report considered by the Scrutiny Committee before consideration by Cabinet.

1.6 Listening and Learning

The Council is committed to ensuring that everyone from everywhere in the district, every background, income or life circumstance has the opportunity to make their voice heard, and that these views are carefully considered and acted upon. Public opinions have been taken into account through the adoption of the Central Winchester Regeneration Supplementary Planning Document (CWR SPD) and the subsequent CWR development proposals and as regeneration of the central Winchester area comes forward.

2 FINANCIAL IMPLICATIONS

2.1 The proposed purchase price is £2.75m plus SDLT of £127,000 (totalling £2,877,000) and fees of £20,000. The fees are to be funded from the existing CWR revenue budget. The existing capital budget included in the Capital and Investment Strategy (CAB3539) was £2.61m and therefore a supplementary capital estimate of £267,000 is required. As the cost of SDLT is irrecoverable, this element will be funded by capital receipts rather than prudential borrowing.

2.2 The purchase, planned for the summer of 2026, will be funded by prudential borrowing (£2.75m) and capital receipts (£127,000) and the asset will be transferred to Jigsaw within 4 years for a minimum land value or market value excluding SDLT incurred by the council.

Option to purchase

2.3 Jigsaw have agreed to pay £10,000 for a put option that obliges them to purchase the land within a set timescale. This amount will be held as a liability in the council's accounts until either:

- The option is exercised at which point the sum will be transferred from liabilities to sale proceeds
- The option isn't exercised by the agreed date at which point the sum will be transferred to income

Holding costs

2.4 The following costs (stated in today's terms) will be incurred by the council as a consequence of holding the asset until transfer to Jigsaw. It is anticipated that the council will be in a position to "internally" borrow the unfinanced expenditure and therefore the opportunity cost would be lost interest as a consequence of lower cash and investment balances until the asset is transferred to Jigsaw. However, this will ultimately depend on the council's overall financial position over the 4 years including the position of the unitary authority post 1 April 2028.

SDLT and fees	£147,000 (one off)	These costs will be irrecoverable
Opportunity cost (reduced balances)	£115,000 est. per annum (£460,000 total over 4 years)	Based on current returns of 4%. Actual will depend on future interest rates
MRP (equivalent to principal repayment)	£30,000 est. total over 4 years	The council is required by statute to set aside an amount for the repayment of prudential borrowing. However, this will in effect be recovered once the asset is transferred to Jigsaw
Revenue budget requirement		
Security	£30,000 est. per annum (£120,000 total over 4 years)	Expenditure not required once meanwhile use in place
Business rates	£12,000 per annum (£48,000 total over 4 years)	Expenditure not required once meanwhile use in place
Maintenance (for vandalism, leaks etc.)	£10,000 est. per annum (£40,000 total over 4 years)	Expenditure not required once meanwhile use in place
Utilities (standing charges)	£1,200 est. per annum (£4,800 total over 4 years)	Expenditure not required once meanwhile use in place

- 2.5 A revenue budget of £53,200 is therefore required until such time as a lease to Jigsaw for meanwhile use is in place.
- 2.6 If for any reason the transfer to Jigsaw does not ultimately proceed, the council will retain the fee for the option to purchase as noted above but will remain liable to reduce the outstanding debt and incur financing costs on the purchase over the remaining life of the asset. It is assumed that the asset will not be retained as a building and therefore is effectively a land acquisition with a maximum period of 50 years against which the debt must be financed. If the building is ultimately retained, the time period would be based on the estimated life of the building. As an illustrative estimate based on 50 years and an interest rate of 6%, the total financing cost per annum, including MRP (principal repayment) and interest, is £175,000 per annum until such time as the asset is disposed.

Meanwhile use

- 2.7 Jigsaw will work with the council to identify appropriate meanwhile uses for the building prior to its transfer by 2030. The immediate impact of meanwhile uses will be to defray the ongoing costs of security, business rates etc. Any net income generated will offset the lost interest opportunity cost.
- 2.8 The meanwhile use may require some initial investment by the council and therefore additional one-off budget may be required in due course.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Council entered into the Development Agreement with Jigsaw on 22nd April 2024 and the first milestone event, submission of the Development Delivery Plan, was approved by Cabinet (Report CAB3484) on 13th March 2025. There is no requirement on either the Council or Jigsaw to add further land to the Development Agreement area. The Council has taken additional legal advice from its external legal advisors who advised on the DA with Jigsaw.
- 3.2 The primary acquisition power is section 120 of the Local Government Act 1972, which permits a principal council to acquire land, whether inside or outside of its area, for the purposes of any of its functions under that or any other enactment, or for the benefit, improvement, or development of its area. Regeneration of the Central Winchester area falls squarely within the Council's functions and its wider strategic aims. The acquisition of the former St Clement's Surgery building ('the Property') in support of those aims is properly characterised as being for the benefit or development of the Council's area within that provision.
- 3.3 The Council remains subject to its general fiduciary duty and to best value obligations under the Local Government Act 1999, which together require it to act in a financially prudent and rational manner. The purchase price of the Property was based on external valuation advice from JLL and their report is included in Exempt Appendix 2.
- 3.4 The procurement of Jigsaw as the Council's development partner was run using the competitive dialogue procedure under the Public Contracts Regulations 2015, with Partnerships and Places being appointed as preferred bidder in March 2023. The Development Agreement is therefore governed by the 2015 Regulations under the transitional arrangements governing the introduction of the Procurement Act 2023 and accordingly any question of modification to the DA falls to be assessed under the 2015 Regulations (particularly Regulation 72) rather than under the Procurement Act 2023.
- 3.5 Having considered the procurement position and advice from external legal advisors the Council is not proposing to vary the current Development Agreement with Jigsaw to add in the Property. The Council is, therefore, proposing to sell the Property pursuant to a conditional option agreement independently of the Development Agreement.

4 WORKFORCE IMPLICATIONS

- 4.1 There will be an ongoing Council resource requirement through the life of the Development Agreement. The resource requirement will vary depending on the stage of development and will be reviewed at regular intervals but remains the same as reported in CAB3371.
- 4.2 If the proposed lease to Jigsaw does not happen then the Council would be responsible for looking after the building. Additional resources in the Property Team would have to be considered depending on what other pressures there are at the time.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The Council would become the landowner for the property if Cabinet approves the acquisition. The property is adjacent to Phase 2 of the CWR scheme and is therefore not likely to be required until 2030, which allows for a period of time to utilise the building for meanwhile uses to generate an income to offset any holding costs.
- 5.2 In their Development Delivery Plan, Jigsaw outlined how they would use a series of meanwhile interventions to activate the wider site, test out potential solutions for longer term proposals.
- 5.3 Precise terms of how that meanwhile use could emerge is further to more discussion with Jigsaw but it is likely that the Council will retain the freehold ownership and either grant a short term lease to Jigsaw to manage the building or grant short term leases direct to businesses brought to the property by Jigsaw. Utilising Jigsaw's team wide expertise in this field could be of benefit to the Council in mitigating the holdings costs.

6 CONSULTATION AND COMMUNICATION

- 6.1 None specifically about this proposed acquisition.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The existing building was built in the 1970's and reflects the design and construction prevalent at that time. The building does not appear to add to the townscape and is unlikely to be efficient from an energy use perspective.

8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 The Council has a statutory duty under section 149 of the Equalities Act 2010 that requires all public bodies to consider the needs of all individuals in their day-to-day work in shaping policy; delivering services; and in relation to their own employees. The Public Sector Equality Duty (PSED) is a duty on public bodies and others carrying out public functions. An updated Equalities Impact Assessment will be prepared alongside the CWR Full Business Case due in summer 2026.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 Due regard has been given to the Council's obligations under the Data Protection Act 2018 and General Data Protection Regulation (GDPR) 2018, it is considered that a Data Processing Impact Assessment (DPIA) is not required for this report.
- 9.2 Any data collected has been and will be held in accordance with the Data Protection Act 2018 and General Data Protection Regulations 2018.
- 9.3 This will be applied to any data collected as a result of any future events, consultations and engagements.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<p>Property</p> <p>There is a risk that if the Property is sold to a third party who might develop the site in a form not consistent with the SPD and in contrast to the placemaking being sought through the wider CWR scheme</p>	<p>Seek to acquire the property</p>	<p>Secure a development in a form considered to enhance the overall area in accordance with the SPD objectives</p>
<p>There is a risk that the Council will not be able to recover the purchase price when the site comes to be developed.</p>	<p>Agree a provision for sale at market value. Keep development appraisal under review to inform overall approach</p>	<p>The risk may be justified, if the acquisition of the property helps secure the aspirations of the Central Winchester SPD</p>
<p>There is a risk that the cost of holding the St Clements Site will exceed any income generated</p>	<p>Incentivise Jigsaw to maximise income from meanwhile uses</p>	<p>Utilise Jigsaw expertise in bringing forward meanwhile uses that generate a financial return</p>

Risk	Mitigation	Opportunities
from the property		
<p>Legal</p> <p>The Legal team are involved in a significant number of major initiatives and there is the risk that the acquisition of this property will have an impact on that work</p>	<p>Appoint external solicitors to undertake the transaction</p>	
<p>Financial Exposure</p> <p>If Jigsaw do not opt to take the land into the wider scheme then the Council is left with a parcel of land with ongoing running costs and outstanding borrowing</p>	<p>The option agreement will oblige Jigsaw to purchase the site. The meanwhile use could continue to provide some cover for the holding costs</p>	<p>The site in question is right in the middle of CWR and will benefit from Phase 1 being complete</p>
<p>Exposure to challenge</p> <p>Potential for someone to challenge the decision pass the land through to Jigsaw</p>	<p>Take advice of the Council's external lawyers and follow a Governance process that is transparent and comprehensive about why this proposed course of action is being followed</p>	
<p>Reputation</p> <p>If the Council chooses not to purchase the property then it will be placed on the open market for anyone to buy. It would inhibit what can be achieved on adjoining site in the Council's ownership</p>	<p>Work with Jigsaw to maximise the potential of the currently owned sites</p>	
<p>Community Support</p> <p>Wide support exists for the regeneration of the central Winchester area. The SPD proposals were</p>	<p>Any proposals for development would be expected to be in line with the SPD</p>	<p>To deliver the vision of the SPD</p>

Risk	Mitigation	Opportunities
consulted widely and there is a wide measure of support for them		
<p>Project capacity The Regeneration team are involved in a significant number of major initiatives and there is the risk that the acquisition of this property will have an impact on that work</p>	<p>This risk can be mitigated by using external property consultants and solicitors to do the valuation and conveyancing</p>	<p>To ensure completion within a stated timescale – if the purchase is recommended</p>
<p>Local Government Reorganisation</p>	<p>The delivery of a regeneration scheme on this site has been a longstanding priority for the Council. Whilst the Cabinet decision to enter into the Development Agreement was made 3 years ago any amendments that are not agreed to it prior to a Structural Change Order may require the consent of a Joint Committee or Shadow Unitary Authority</p>	

11 SUPPORTING INFORMATION

- 11.1 An opportunity has arisen to purchase St. Clements Surgery to increase the land holding for Central Winchester Regeneration scheme.
- 11.2 The owner of the former St. Clément's surgery approached Jigsaw in 2024 to discuss whether Jigsaw would be willing to purchase the soon to be vacant property.
- 11.3 Negotiations continued into 2025 but ultimately Jigsaw decided not to pursue the acquisition due to changes to their JV. Whilst the strategic benefit of having that land as part of the CWR project were recognised they concluded that with all the moving parts of their Joint Venture it was too much to take on

board at that point in time but are positive about entering into an option agreement with the Council.

- 11.4 The owner of the former St Clement's Surgery then approached the Council in late 2025 to establish any interest from the council before placing it on the open market.
- 11.5 The same property company, JLL, who advised the Council in respect of CWR development options and procurement from 2021 were appointed to undertake a valuation and negotiate a price with the owner's agents, Savills.
- 11.6 That process has now concluded and approval is now sought to acquire the property for £2.75m plus SDLT and purchase fees.
- 11.7 The property is located within the CWR Supplementary Planning Document (SPD) area and directly adjoins the red line boundary of the area included within the Development Agreement area with Jigsaw. It is an important part of the wider SPD site and the property will have Rights to Light, which may hinder Jigsaw's plans for the adjoining Coitbury House. There is also a Right of Way that benefits the former surgery building that crosses part of the car park of Coitbury House as well as the bus station. Having ownership of St Clements would remove those constraints and avoid any potentially lengthy and complicated negotiations as well as offering more opportunity for housing and commercial development.
- 11.8 The Council having been approached by the owner of the former St Clement's Surgery has conducted enough due diligence to be able to advance matters to this Cabinet paper. The valuation undertaken by JLL is contained in Exempt Appendix 2 and the title plans for the land in Appendix 1. The proposed purchase price of £2.75m plus SDLT and fees reflects the marriage value of combining the Coitbury House site with the Property to create a larger development parcel.
- 11.9 Following the change of composition of the JV, Jigsaw have secured approval for their planning application costs and are intending to submit the planning application in autumn 2026. To incorporate the Property into that planning application would require a further approval and result in a delay to the submission of the planning application.
- 11.10 This approach won't delay the current planning application, which is for outline consent in Phase 2 but does allow for a new scheme to emerge in good time, after a physical start on-site. Jigsaw have indicated that they will be incorporating the Property's potential redevelopment into their design approach in due course.
- 11.11 This approach also follows advice on procurement law from the Council's external legal advisors. There is no provision in the DA for additional land to be added to the red line. The advice received is that the most expedient way to bring the Property forward for redevelopment is by means of a separate land transaction.

- 11.12 To provide the Council with a guarantee that they will take the land in the future Jigsaw have agreed to a put option arrangement (obligation to purchase), in principle. That means they will purchase the land by a date to be agreed and for a sum of £10,000. The option agreement will also include:
- A minimum number of residential homes and commercial floorspace across St Clements and Coitbury House;
 - Back stop dates for planning application to be submitted;
 - Value to be the Residual Land Value of consented schemes across St Clements and Coitbury House verified independently.
- 11.13 In addition, Jigsaw are proposing to work with the Council on securing income from it on a meanwhile basis that would mitigate the holding costs attributable to the Property. Their suggested approach builds on their work to demonstrate that there is enough demand from digital creative industries who are looking for space in Winchester. There are also other opportunities for the Council to rehouse other meanwhile occupiers from elsewhere in its portfolio into this building therefore freeing that building for disposal.
- 11.14 As part of Jigsaw's Development Delivery Plan, approved by Cabinet (CAB3484) in March 2025, they included a section on meanwhile uses. One option for the proposed Heads of Terms would be to lease the Property to them. This would allow Jigsaw to bring their expertise in meanwhile uses to create activity and activate the building as well as create income for both them and the Council. The precise detail will be agreed by the Strategic Director and the Recommendation is for the Strategic Director to have delegated authority to negotiate meanwhile use if the acquisition is approved.
- 11.15 Purchasing the Property will give the Council ownership of one of the significant plots in the centre of the CWR area. Not having ownership would restrict the options for developing adjoining sites, covered by the DA due to existing Rights of Way enjoyed by the Property and potential Rights to Light issues associated with the Property. Any owner of the Property would be entitled to bring forward their own scheme taking into account what is proposed by Jigsaw. Whilst it is early in the process, the fact that Jigsaw began negotiations with the owner of the Property shows their interest in taking it forward. Moreover, acquiring this property will enable a more comprehensive regeneration scheme than if the Property was not brought forward in conjunction with adjoining land holdings.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 There are only two options available for consideration: to purchase the Property or, not.
- 12.2 If members choose not to purchase the property then it will be offered for sale on the 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.

- 12.3 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.

BACKGROUND DOCUMENTS:

Previous Committee Reports:

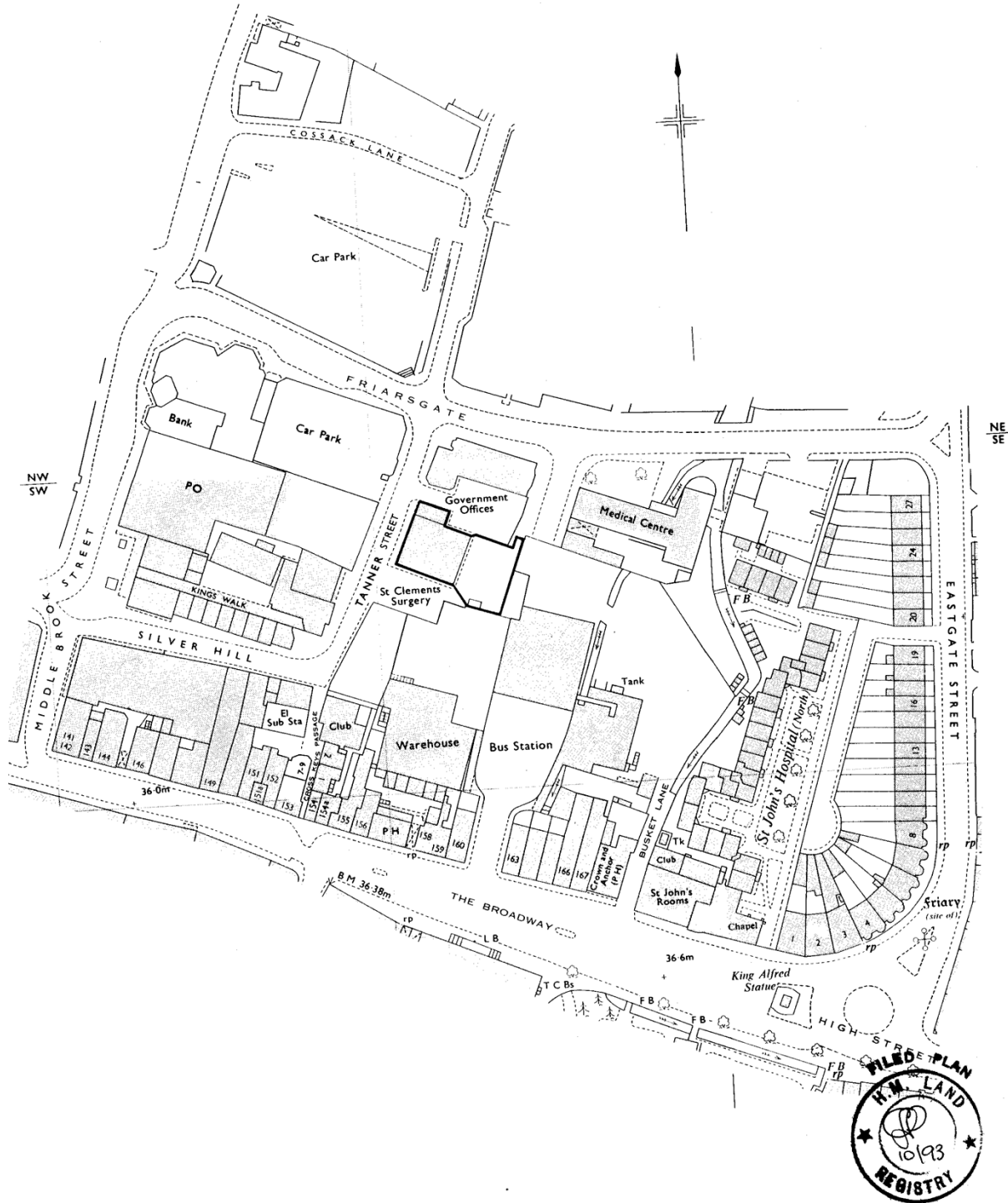
- A. CAB3034 Central Winchester – Adoption of SPD - June 2018
- B. CAB3121 – Land Acquisition
- C. DD17 Cabinet Member for Housing and Asset Management Decision Day
CWR Project Update – 12 October 2020
- D. CAB3271 CWR Development Proposals - November 2020
- E. CAB3281 CWR Development Proposals and Delivery Strategy – March 2021
- F. CAB3303 CWR Strategic Outline Business Case – July 2021
- G. CAB3322 CWR Outline Business Case – December 2021
- H. CAB3395R Governance of the CWR project – February 2023
- I. CAB3371 Appointment of Development Partner and next steps – March 2023
- J. CAB3484 Development Delivery Plan – March 2025
- K. CAB3536 CWR Scheme Update – January 2026

Other Background Documents:

- Appendix 1 – Title Plans for former St Clements Surgery
- Exempt Appendix 2 – Valuation Report from JLL

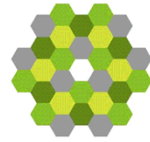
Appendix 1

H.M. LAND REGISTRY		TITLE NUMBER	
		HP466782	
ORDNANCE SURVEY PLAN REFERENCE	SU 4829	SECTION J	Scale 1/1250
COUNTY HAMPSHIRE	DISTRICT WINCHESTER	© Crown copyright 1986	

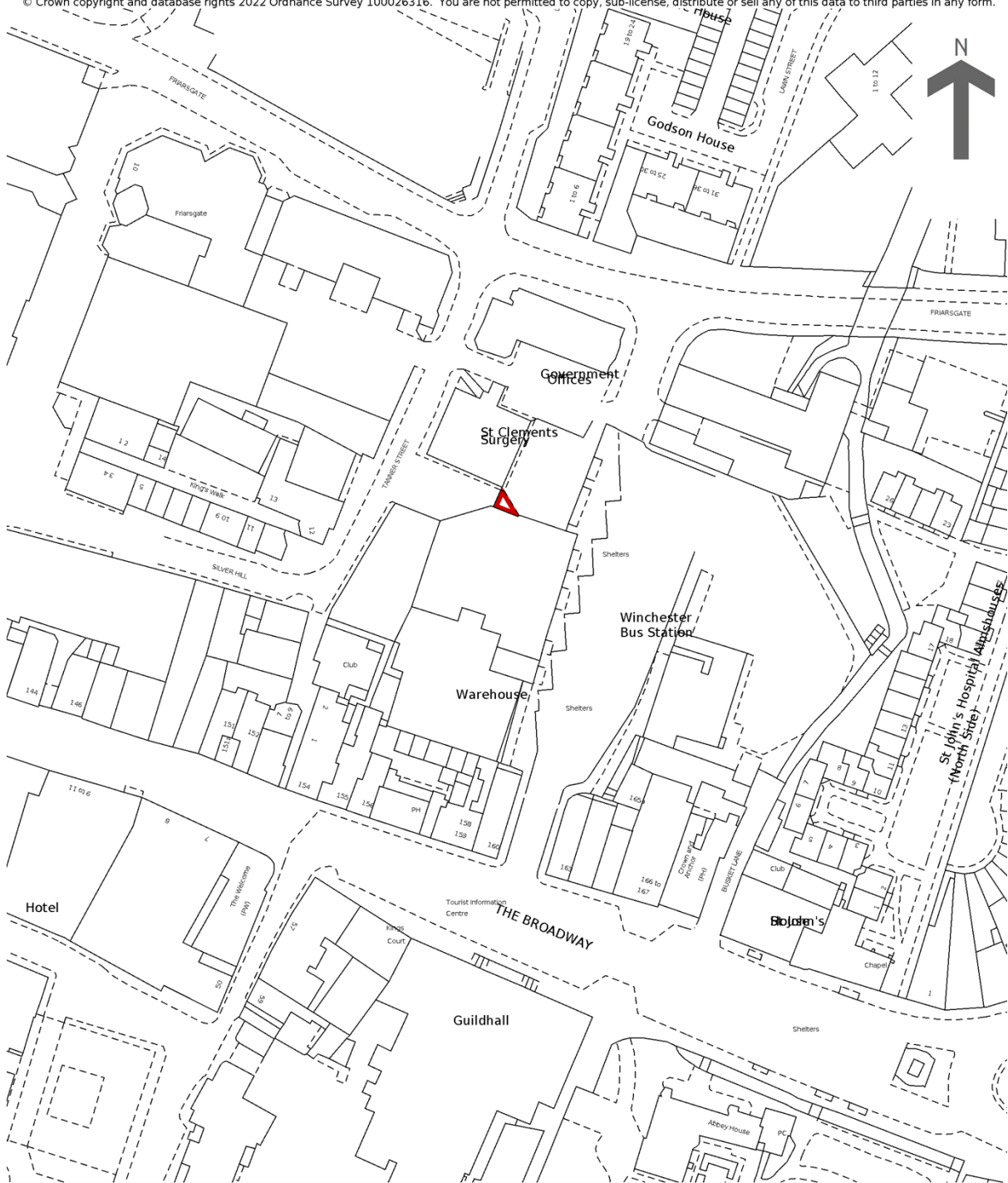


HM Land Registry
Official copy of
title plan

Title number **HP857071**
Ordnance Survey map reference **SU4829SW**
Scale **1:1250**
Administrative area **Hampshire : Winchester**



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CAB3532
CABINET

REPORT TITLE: BAR END DEPOT DISPOSAL

28 MAY 2026

REPORT OF CABINET MEMBER: Cllr Martin Tod

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

Email gcoe@winchester.gov.uk

WARD(S): ST MICHAEL WARD

PURPOSE

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.

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.

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 scheme including 82 affordable housing units and a convenience store. The offer is subject to planning consent being obtained by the purchaser.

This report 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.

This report sets out the planning policy, public engagement, marketing and bidder selection process that has been undertaken to secure the recommended preferred bidder.

Redeveloping the former Bar End Depot site will:

- (i) create much needed new affordable housing for the district
- (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 ('WSLP') and the King George V Pavilion
- (viii) make productive use of brownfield land
- (ix) generate a significant capital receipt to help support delivery of Council services.

RECOMMENDATIONS:

1. That Cabinet approve a conditional freehold sale contract (subject to planning) with Places for People Developments Ltd on the terms set out in the exempt Heads of Terms at Appendix 6.
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.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 Greener Faster

As part of the bidding and selection process, all parties were asked to explain their commitment to climate change. The proposed scheme is not yet designed but will incorporate best practice. The new homes will be built to standards that are above building regulation energy efficiency standards, thus supporting the Greener Faster Council Plan priority. The redevelopment will improve permeability and pedestrian access through the site and support the Council's '20 minute' accessibility goals. Traffic generation to and from the Site will be minimised compared to other bids received. The Site currently comprises a range of industrial and commercial buildings and bare concrete hardstanding. Landscaping and green buffer zones, in accordance with the Bar End Design Framework, will significantly improve the Site's biodiversity.

1.2 Thriving Places

The council's Green Economic Development Strategy sets out the opportunity to build a cluster of national significance in creativity, design and related heritage and nature/land based professional services along with the opportunity to deepen a creative network of scale. The redevelopment of the site would therefore support the economic development of the city in line with the council's already stated ambitions. Once the development is defined, it would bring construction and jobs to the area. The value of these jobs would be quantified once the proposals are determined.

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

Subject to planning consent, the proposed scheme will incorporate 82 affordable housing units and a convenience store. This will exceed the number of housing units allocated for the site in the adopted Local Plan.

1.5 Efficient and Effective

The project will be managed in line with the council's project management framework. This includes reviewing and updating the project risk register and ensuring that mitigation measures are implemented. The project will be managed via the Property Board and quarterly highlight reports will

be submitted to PAC Board for review and published as part of the quarterly Finance and Performance Cabinet report.

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. The preferred bidder scheme will include all key elements of the 2018 Design Framework and will build on these during the planning application 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 previously unfinanced capital projects. As part of Transformation Challenge 25 (TC25) 'Asset Challenge' workstream, the capital receipt will be applied to reduce the outstanding unfinanced capital expenditure in the General Fund which stood at £70.4m as at 31 March 2025.
- 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. The estimated impact of this is detailed in exempt Appendix 3.
- 2.3 By applying the receipt to prior years unfinanced 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 services.

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. See S123 Valuation Report in Appendix 7.
- 3.3 The preferred bid is not the highest bid. The General Consents 2010, Consent A grants a general consent under section 25 of the Local Government Act 1988 for the disposal of land to registered providers of social housing at less than best consideration for the purposes of development as

housing accommodation or as housing accommodation and other facilities which are intended to benefit mainly the occupiers of the housing accommodation, subject to a limit of £10m in any financial year.

- 3.4 When accepting a bid which is below the highest bid the Council must also consider the Subsidy Control Act 2022 ('the Act') because the difference in the two bids can amount to a subsidy within the definition set out in the Act. The preferred bidder offers services in a market within the meaning set out in S7 of the Act and selling the site at a modest undervalue would constitute an economic advantage over other enterprises within this market.
- 3.5 S38 of the Act provides that providers of Services of Public Economic Interest ('SPEI') as defined in S29 of the Act can benefit from a cumulative subsidy of up to £725,000 over a period of 3 financial years which is exempt from the subsidy control requirements. It has been confirmed that the difference between the preferred bid and the highest bid would not breach this requirement. The Council has taken KC's advice on the implications of subsidy control in relation to accepting the preferred, Places for People bid. There are four elements which are set out in the Statutory Guidance for the United Kingdom Subsidy Control Regime (dated August 2025) which the Council should address,
- a) **The Policy objective of accepting a less than best consideration offer and thus creating subsidy to Place for People.** The policy objective is clear in that the subsidy enables the delivery of affordable housing. The current housing need for affordable housing in the district is shown in the table below.

Assessed Bedroom Need	Band 1	Band 2	Band 3	Band 4	TOTAL
1	4	153	850	122	1129
2	0	55	256	1	312
3	0	27	165	0	192
4+	0	35	47	0	82
TOTAL	4	270	1318	123	1715

Affordable housing at Bar End will be popular amongst those registered for affordable housing in the district.

- b) **Would the delivery of affordable housing happen without the subsidy.** Although there was a slightly higher offer for the Bar End site that bid only offered a commuted sum that could be used to finance affordable housing elsewhere in the district. Based on average levels of subsidy required to deliver affordable housing that commuted sum would only fund circa 7 or 8

units of affordable housing and is thus far below the offer made by Places for People.

- c) **The impact of the subsidy in distorting competition.** The number of land led affordable housing schemes brought forward by registered providers in Winchester District is small. The majority of affordable housing schemes are delivered as part of Section 106 affordable housing planning agreements in respect of larger housing development sites. Thus, the proposed subsidy will not distort that market. In addition, there is a healthy market of affordable housing providers and the level of subsidy offered by this proposal will not adversely affect that market and conversely could even enhance competition by Places for People becoming an active land led developer in the market in the future.
- d) **Lastly, it should be considered if the beneficial effects of the subsidy outweigh the potential negative effects of the policy objective.** Clearly, the provision of 82 affordable homes and a convenience store outweigh the additional capital receipt that could be received from the highest bid as that additional receipt would not deliver the same number of affordable housing homes if converted into social housing grant awarded to a registered provider.

- 3.6 The proposed transaction is a freehold land disposal; the Public Contracts Regulations 2015(PCR) do not oblige the Council to pursue an OJEU 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 Council has no ongoing requirement for the site, and the development market has recovered to a satisfactory position, sufficient to generate strong freehold bids. 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.

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. The proposed scheme is intended to elevate the location and make best use of the brownfield site in delivering Council Plan objectives.

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 8th March 2022, 21st November 2022, 24th November 2022, and 4th 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 18th September 2024 containing 353 signatures from the Highcliffe area. Officers and the leader of the Council met with representatives of the forum on the 16th September to better understand their request contained in their petition. The Highcliffe forum requested that "Winchester City Council provide 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 in 2024, that this important issue would be considered by Scrutiny Committee and by Cabinet on the 15th October 2024. This was duly undertaken and concluded that the new King George V pavilion (KGV) satisfied any legitimate additional need for a community hub.
- 6.4 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 invested £4 million in 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.
- 6.5 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.
- 6.6 The proposed development of the Site responds to all elements of the Bar End Design Framework and Highcliffe Community Plan. The decision before Cabinet relates to a disposal of land and not the procurement of community facilities.
- 6.7 Ward Members have been consulted and support the recommended sale to PfP.

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 The proposed development responds to important local needs and meets a key Council Plan objective to provide more affordable housing.
- 8.2 A convenience store will provide a greater range of products at more competitive prices than current local provision.
- 8.3 The development will afford permeability for much improved accessibility.
- 8.4 This is 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 Places for People Developments Ltd.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None .

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
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 capital expenditure which would reduce the ongoing associated revenue costs of that unfinanced expenditure.
Exposure to challenge Challenge to achieving best consideration	Comprehensive consultation and full marketing was undertaken independently by commercial agents	
Innovation	N/A	
Reputation The council's reputation could be harmed if it is not possible to demonstrate consultation	Significant consultation has taken place to inform the marketing of the site. Independent support was employed in the	

leading to the recommended decisions and the ability to achieve best consideration	marketing exercise to ensure best consideration was obtained. Independent support was employed for public engagement events.	
Achievement of outcome	Full marketing and selection of a preferred bidder has been undertaken.	
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 are subject to statutory planning process where local community will be consulted and will have ability to challenge proposals.	Provision of affordable housing as part of the proposals Provision of a convenience store as part of the 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 was tested via the marketing and selection process.	
Other	N/A	

11 SUPPORTING INFORMATION:

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.

- 11.1 Policy W9 of the adopted local plan allocates the site for, as shown on the Policies Map, a mixed-use development including 30 residential dwellings, specialised facilities which include an element of care and residential development and a local convenience store. Planning permission will be

granted provided that details accord with the Development Plan. The local plan was subject to extensive consultation including an examination in public by a government appointed inspector. The Plan was found sound and adopted on 23rd March 2026.

- 11.2 The future redevelopment of the Site has been the subject to range of 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 refer 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.

11.3 **Public Engagement and Marketing:**

Prior to engaging selling agents to undertake Stage One marketing to secure 'expressions of interest', the Council wanted the Highcliffe community to comment upon the programme for disposal, the potential for a healthcare use and any other suggested uses they may have for the site. A public event was held at the WSLP on 8th March 2022 with display boards providing background information and context for the site. The response was supportive of healthcare use and proposed development timeline, but the key theme to emerge was the community's wish for a convenience store.

Vail Williams (selling agents) were instructed to approach the market in June 2022 for 'expressions of interest' in the site. This exercise attracted 47 written expressions of interest from a wide range of developers and occupiers. It was important to feed these potential uses back to the Highcliffe community, so two further public engagement events were arranged for 21st November 2022 (for

community groups and Cllrs) and the 24th November 2022 for the general public.

The November 2022 round of engagement sought to gather views of respondents preferred uses for the site, based upon the uses put forward by the market in Stage One marketing (for Expressions of Interest).

For commercial reasons, it was not possible to share the names of occupiers and developers who submitted expressions of interest. Instead, these expressions of interest were shown and arranged into six categories. Respondents were asked to rank their most to least preferred use for the site. The categories were:

1. Residential
2. Light Industrial
3. Healthcare
4. Retail
5. Leisure and Fast Food
6. Mixed-use

Where a respondent chose 'Mixed-use' as their most preferred use, they were asked to provide what their preference of uses would be. Findings from this engagement event were taken into consideration to help inform the Council's Stage Two marketing of the site for formal offers, launched in summer 2023.

Respondents fell into two categories (i) those living in St Michael's Ward (including Highcliffe) and (ii) those living in the wider Winchester area and beyond. The highest preference, across all respondents was for a mixed-use development to come forward.

For those responding to the engagement event living within St Michael ward, there was a preference in favour of retail as the most preferred use. Outside of the ward, there was a significant degree of preference for leisure and fast-food uses.

While residential was viewed as a less preferable use by those living outside of the local area, respondents living within St Michael's Ward (including the Highcliffe area) were more favourable. Of those who commented specifically on a residential use coming forward, respondents were keen to see affordable housing that was suitable for existing residents but not students.

A healthcare use, between both groups of respondents was viewed as neither preferable or unpreferable.

A light industrial use for the site was seen as the least preferred use by both groups of respondents.

The Council's conclusions on target uses for Stage 2 marketing in 2024 were:

- Residential – favoured locally and aligns with Council aspirations.
- Light Industrial – was discounted as least favoured use and one that is least compatible with the neighbouring residential and leisure uses.
- Healthcare – previously supported by Highcliffe residents at the March 2022 public engagement.
- Retail – food retail was the local community’s most preferred use.
- Leisure and Fast Food – discounted due to this representing (i) the least valuable site value, (ii) an inappropriate use of public funds given the existing £42m leisure facility recently built by the Council next door, and (iii) a conflict with city centre food & beverage provision.
- Mixed-use – The local community and Council aspirations agree that a mixed-use development would be a preferred outcome.

The proposal to target residential, healthcare and food retail uses for Stage 2 marketing was taken to a fourth community engagement event held on 4th September 2023 at the Guildhall, with the Council Leader and ward councillors in attendance.

Redwood media consultants were appointed to advise and assist in all public events.

11.4 **Final Bidder Selection:**

Fourteen formal bids were received from which two were selected for interview and subsequent best and final offers requested. Evaluation of both bids produced the following scores that are explained in detail in exempt Appendix 4 and 5. The maximum score achievable was 45.

Preferred Bidder A: 44

Bidder B: 30

11.5 **The redacted outline Heads of Terms** proposed in the sale to Places for People developments Ltd include the following:

- The Freehold sale of 2.84 acres of land comprising the former Bar End Depot site
- Within six months from exchange of contracts the purchaser shall submit a planning application for development of 82 affordable housing units and a 4,000 sq ft convenience store. There will be a 24-month longstop date for obtaining planning permission.
- A fixed sale price.

11.6 **Best Consideration – S123 Valuation Report/ Subsidy Control**

- 11.7 The bid received from Places for People Developments Ltd is less than the highest offer but is well within the limit prescribed by the General Disposal Consent 2003 under the Local Government Act 1972. A formal S123 Valuation has been obtained and is attached in Appendix 7 (Exempt).
- 11.8 A S123 Valuation Report is attached in Appendix 7 to demonstrate Best Consideration has been achieved.

12 OTHER OPTIONS CONSIDERED AND REJECTED

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

BACKGROUND DOCUMENTS: -

Previous Committee Reports: -

CAB3526 Bar End depot.docx

Adopted Local Plan 2020 - 2040 - Winchester District Local Plan

Other Background Documents:-

The October 2020 Cabinet approved the marketing of this site see - CAB3268 - Bar End Depot Marketing report

APPENDICES:

Appendix 1: Site Plan

Appendix 2: Places for People Developments Ltd - Indicative Scheme

Exempt Appendix 3: Financial Implications

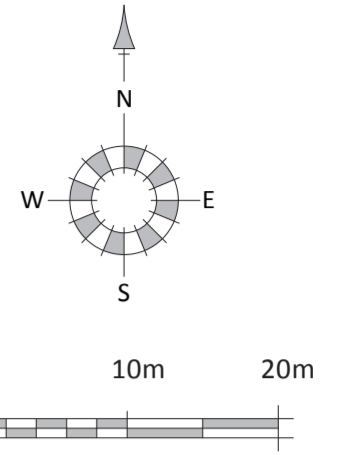
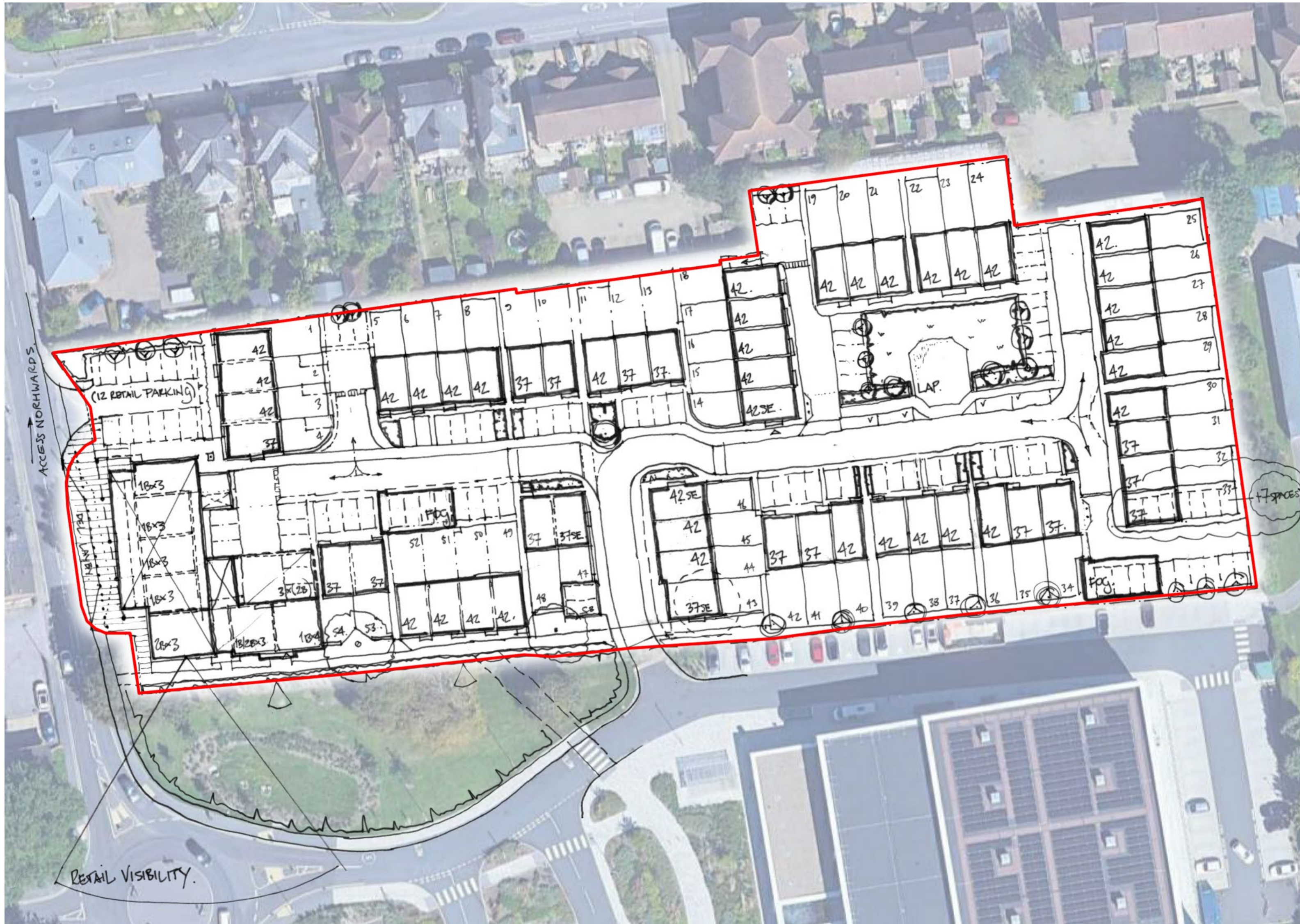
Exempt Appendix 4: Bids Received

Exempt Appendix 5: Shortlisted Bidder Evaluation Scores

Exempt Appendix 6: Heads of Terms

Exempt Appendix 7: S123 Valuation Report

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Retail (subdivisible) - 390m²

Apartments		
Unit Size	Area m ²	Amount
1 Bed	50	17
2 Bed	61	3
2 Bed	70	6
FOG	72	2
Sub Total		28

Town Houses		
Unit Size	Area m ²	Amount
37A/37SE	108	17
42A/42SE	113.5	37
Sub Total		54

Total		82
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Parking:
 Retail - 12 spaces
 Residential - 1/dwelling - 82 spaces
 Visitors - 8 spaces (10%)

OPTION - To achieve (visitor) parking
 OMIT T/H Plot 37 - 81 Total
 Residential - 1/dwelling - 81 spaces
 Visitors - 16 spaces (20%)



Sketch Site Layout
 Bar End, Winchester
25187 / SK01

Scale 1:500 @ A2 November 2025

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Performance Report – January to March 2026

Recommendation

That Cabinet notes the progress achieved during Q4 of 2025/26 and endorses the contents of the report.

Index

Performance Report

- Section 1 – Greener Faster
- Section 2 – Healthy Communities
- Section 3 – Thriving Places
- Section 4 – Good Homes for All
- Section 5 – Efficient and Effective
- Section 6 – Listening and Learning

Updates since Q3 25/26 report

Following adoption of the Winchester District Local Plan 2040 by full Council on 24 March, the Tier 1 project highlight report has been updated to report on progress of the next Local Plan 2026 – 2044.

As is usual for the final quarterly performance report of the year, the full year financial position for the 2025/26 year will be reported in the separate annual outturn report to Scrutiny Committee on 7 September.

Red/Amber/Green status

The table below provides a brief explanation of the RAG status used throughout this report to quickly and visually communicate the status of projects and service plan actions.

GREEN	Normal level of attention Project is on track to be delivered on time and within agreed resources
AMBER	Minor concern Some issues, being managed, needs to be closely monitored
RED	Major concern Serious issues, milestone dates being missed, recovery plan required

PERFORMANCE REPORT

Section 1 Greener Faster

Delivery highlights – January to March 2026

- The culmination over two years project work on food waste was the conclusion of the roll out of the food waste service. This is now collecting around 13 to 14 tonnes per day from 7 vehicles collecting from 60,000 properties once a week. This has been achieved on time and on budget and is likely to see the council move to the top of a league table of Hampshire recycling authorities with a recycling rate of around 50% if we can continue this level of recycling. The collection of food waste is already showing a significant reduction in residual waste tonnage.
- A tender exercise for two new contracts for the delivery of grounds maintenance and street cleansing services featuring significant enhancements in local environmental enhancements.
- A Biodiversity Duty Report was published in March which provides an account of measures implemented and progress made for strengthening biodiversity outcomes across the council's operations. This is in accordance with the Environment Act 2021, ensuring transparency and accountability.
- 168 trees were planted in this quarter, including over 100 grant-funded disease-resistant elm trees at River Park and various locations.
- A total of 72 swift bird boxes were erected on council houses across the district during this period as part of our biodiversity enhancements with property services.
- The Sustainability and Natural Environment team delivered a member briefing on "Nature Markets" on the 9 February, including updates and clarification on nutrient credits, biodiversity net gain (BNG) and carbon targets.
- All the council's automated energy meters are switching from a 2G to 4G network; this has caused connectivity issues. Work is being carried out to ensure that all meters are operating correctly to ensure accurate billing and reporting.
- Be.EV has acquired MER's UK public charging network; this will affect all EVCP in council car parks going forwards. These will be fully integrated into Be.EV's existing network and customers will still be able to access the chargers.
- Continued to research and collate evidence from key external stakeholders for the Climate Risk and Vulnerability Assessment. This assessment will help to identify present day and future climate risks and impacts for the council, residents, businesses, and infrastructure.

Our Carbon Neutrality Action Plan (Council)

Lead Cabinet Member: Cllr Kelsie Learney					Project Sponsor: Cheryl Headon							
Programme RAG status	Timeline				Budget				Carbon			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>RAG Status update: The anticipated carbon savings attributed to decarbonising corporate assets (Guildhall & City Offices and Winchester Sports & Leisure Park) are at risk. Work is ongoing to identify opportunities for further decarbonisation – see Guildhall update below.</p>												
<p>Progress achieved during the last quarter:</p> <p>Significant progress has been made across all pathways. The following updates are some of the key highlights:</p> <ul style="list-style-type: none"> • Special Maintenance have procured four, low carbon, vehicles through a framework agreement to replace their current fleet. Two of these vehicles will be electric vehicles. • CIL funding approved to install solar PV on Meadowside Leisure Centre, appointed a contractor for works. New, more energy efficient, boilers have been fitted at Meadowside Leisure Centre. • Issued a Request for Quote for solar PV consultancy work for Chesil Lodge and Winchester Sports & Leisure Park (WSLP). Appointed consultants to carry out technical surveys to help inform Full Business Case. • Procured and appointed consultants to carry out baseline GIS mapping of woodland on council owned land and identify potential areas for further woodland creation. 												
<p>Actions for the next quarter:</p> <ul style="list-style-type: none"> • Progress solar PV rooftop installation at Meadowside Leisure Centre and new River Park Leisure Centre. • Review outcome of technical surveys for solar PV installation at Chesil Lodge and Winchester Sports & Leisure Centre, update financial modelling and commence drafting Full Business Case for PAC board approval. • Obtain approval to procure the final two low carbon vehicles for Special Maintenance fleet. • Commence preparation and scoping to identify specifications and works required for Guildhall works. • Launch of staff travel survey. This will feed into the data required for Council's annual carbon footprint for 2025/26. Collate and verify data required for annual carbon footprint report. 												

Our Carbon Neutrality Action Plan (District)

Lead Cabinet Member: Cllr Kelsie Learney					Project Sponsor: Cheryl Headon							
Programme RAG status	Timeline				Budget				Carbon			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>RAG status update:</p> <p>Timeline: whilst good progress has been made across the pathways some projects are still in their infancy and will take time to deliver the kilotonnes of CO₂e savings required. Carbon: A key continuing challenge for the district CNAP is tracking the carbon saved by the actions/ projects as this is because the government dataset is reported 2 years in arrears.</p>												
<p>Progress achieved during the last quarter:</p> <ul style="list-style-type: none"> • HCC Active travel grant: formal agreement with HCC finalised to access £40,000 funding to deliver a range of active travel initiatives in Stanmore. Drafting procurement specification for delivery partner. • Eight business received carbon saving assessments this quarter. This brings total assessments for this year to 18. The assessments have been key for engaging with SMEs across the district, enabling them to access information and advice on energy and carbon saving. The estimated carbon savings from these assessments, if all the recommendations are implemented, will be 24.81tCO₂e. • Obtained CIL Funding for the two Solar for Business programme proposals. • Council Housing solar PV programme – decision not to proceed with Government DESNZ funding for this scheme. The Council will lead on delivering this programme of works to improve the energy performance of council housing stock. Q4 saw the installation of 35 solar PV and batteries on council homes. Total carbon saving is estimated at 9.17tCO₂. • Delivered a briefing to HEP Committee in February 2026 which focused on Carbon markets. HEP committee recommended developing a toolkit for parish councils and community groups on carbon credits and carbon markets. 												
<p>Actions for the next quarter:</p> <ul style="list-style-type: none"> • HCC Active Travel Grant – procure delivery partner. • Local Area Energy Plan and Community Led Energy Plan – final outputs in May. Review and develop an engagement plan for key stakeholders. • Progress Winchester Science Centre Solar for Business programme: subject to planning approval procure contractor for installation of solar PV panels. • Research and draft carbon credits and carbon markets toolkit for Parish Councils and community groups. • LCWIP – reviewing and focusing on projects /minor works to enable more sustainable active travel improvements across the city and district. 												

Future of Waste and Recycling

Lead Cabinet Member: Cllr Kelsie Learney / Cllr Steve Cramoysan	Project Sponsor: Cheryl Headon							
Programme RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>Progress achieved during the last quarter:</p> <ul style="list-style-type: none"> Completed the roll out of food waste collection service to phases 4, 5 and 6 collecting 13 – 14 tonnes per day on average. Undertaken numerous public engagement events, social media and recycling officer visits to ensure successful delivery. It is having a direct and measurable impact on our recycling rate and the tonnage of material going to be treated as black bag waste by the county council. Completed engagement survey which had 3,400 responses during the period was open 								
<p>Actions for the next quarter:</p> <ul style="list-style-type: none"> Develop Behaviour Change campaign to keep up performance on food waste and deliver other options for communications which can have significant impact to ensure excellent progress on food waste is continued, and other core material or target groups get a focus to reduce contamination, increase income, and remove material from landfill. 								

Nutrient Mitigation Solution

Lead Cabinet Member: Cllr Jackie Porter, Cllr Mark Reach	Project Sponsor: Cheryl Headon							
Programme RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>RAG status update</p> <p>The original timelines were ambitious, relying on desk-based research, but detailed site investigations were required to provide more accurate data on site conditions and potential upgrade options. Due to the evolving nature of the scope, the project approach and delivery programme has been adjusted to remain aligned with developing requirements. These changes have affected the original timeline, hence the amber RAG status. The site investigations were completed in Q4 and are now being used to inform the development of business cases for viable sites.</p>								
<p>Progress achieved against last quarter</p> <p><u>Housing Revenue Account (HRA)</u></p> <ul style="list-style-type: none"> • Nitrate and phosphate credit sales for the two completed wastewater treatment work upgrades at Northington and The Goodens are ongoing: <ul style="list-style-type: none"> ○ Northington – over three quarters of nitrate credits (55 of 63) and nearly all the phosphate credits (4.9 of 5.3) from Northington have been allocated to developers. Prices are £3,250 per nitrate credit and £50,000 per phosphate credit (or part thereof). £224k has been invoiced to date and £325k further is expected to be paid once all balances are settled prior to development starting on site (in line with signed Allocation Agreements). Plant installed at Northington cost £68k so the income generated to date represents a good return on investment alongside achieving water quality improvements. ○ The Goodens – credits are now starting to be allocated following the payment of an index-linked monitoring fee to SDNPA. There are 90 nitrate credits and 10.51 phosphate credits available. An initial 13 nitrate credits and 1.24 phosphate credits have been allocated to date. £128k has been invoiced to date and £360k is expected to be paid once all balances are settled prior to development starting on site. Some phosphate credits from this scheme will be sold for £100k (each or part thereof) because the mitigation location is upstream of the Alresford area where there are very few phosphate credits available to mitigate development in this area of the catchment. • Commissioned consultants to undertake surveys and feasibility studies for further four sites at Hobbs Close, Baring Close, The Pastures, and Kiln Lane. Site investigation reports received and will be used to inform business case development for viable sites. • Business case development underway for four sites: Hobbs Close, Baring Close, The Pastures, and Kiln Lane • Awaiting site investigation reports to inform business case development for viable sites in Q4 2025/26. 								

Partnership for Southern Hampshire (PfSH)

- First PfSH WwTW upgrade at Itchen View completed on behalf of PfSH in May 2025 with credits valid for sale from August 2026. Approval granted by Winchester City Council, as Host Authority, for PfSH to sell the credits as per the Inter Authority Agreement and CAB3459.
- Commissioned consultants to undertake surveys and feasibility studies for further nine shortlisted sites at Couch Green, Gorse Down, Lambourne Close, North Drive, The Brook, The Hallways, Westwood View, Woodlane Close, and Woodlark Cottages. Site investigation reports received and will be used to inform business case development for viable sites with PfSH.

Actions for the next quarter:

Housing Revenue Account (HRA)

- Ongoing sale of nitrate and phosphate credits from the two existing wastewater treatment works at Northington and The Goodens
- Development of individual business cases for viable sites for approval from the Chief Finance Officer and Strategic Director as per CAB3470.
- Subject to business case approval, commence procurement exercise for a civil engineering contractor to deliver the HRA site upgrades. Proposed that HRA sites will be prioritised within the overall works schedule.

Partnership for South Hampshire (PfSH)

- Development of individual business cases for viable sites, in agreement with PfSH. Meeting with PfSH scheduled for April 2026.
- Subject to approval of the business case, the council will seek to appoint a civil engineering contractor to manage, procure, and lead the delivery of this programme.

Greener Faster - Progress against actions in service plans

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G			
				Q1	Q2	Q3	Q4
1	Prepare full business case for a large-scale renewable energy project	Cllr Learney	April 2027				Complete
2	Produce a business case for delivery for phase 1 of the small-scale renewable energy generation	Cllr Learney	October 2025			Complete	
3	Deliver Air Quality Strategy and Action Plan	Cllr Learney/ Cllr Cramoysan	March 2030				
4	Take steps to reduce carbon from council-owned occupied estate	Cllr Tod	Ongoing				
5	Develop a Local Area Energy Plan	Cllr Learney	March 2026				
6	Create sustainable travel networks and projects in local areas	Cllr Learney	April 2026				
7	Develop an Electric Vehicle Charging Points framework for the district	Cllr Learney	April 2026				
8	Develop a Nature Improvement Plan	Cllr Learney	March 2026				

Red/Amber Status

1 – The project was closed by PAC Board in Q4 2025/26. A detailed business case was developed to assess the viability of a large-scale solar farm project. The analysis considered financial, environmental, and operational factors, and concluded that progressing with the project would not represent the most prudent use of Council resources at this time.

In line with governance processes, the findings were reviewed and the appropriate approvals were secured to formally close the project. This approach ensures that resources can be refocused on alternative opportunities that offer stronger alignment with the Council's strategic priorities and deliver greater overall value.

7 – The Local Authority Energy Plan will inform the level of investment required in EVCP across the district. The timing and nature of work on developing a council EVCP framework has been reprioritised until after that information is available.

Measuring our progress

Long range trackers (Annual – financial year)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	17/18 (base)	21/22	22/23	23/24	24/25	Target & Status 24/25	Target 25/26
GF1	Council total market-based emissions (tCO2e) ¹	Learney	Cheryl Headon	4,251.2	4,260.2	3,970.3	4,090.5	2,252.1	3,700	2,100 Set in July 2025
GF1a	Council market-based Scope 1 & 2 emissions (tCO2e) ²	Learney	Cheryl Headon	1,444.3 ²	595.6	523.4	398.2	57.7		
GF1a	% change relative to 2017/18 baseline year	Learney	Cheryl Headon	n/a	-59%	-64%	-72%	-96%		
GF1b	Council market-based Scope 3 emissions (tCO2e) ¹	Learney	Cheryl Headon	2,806.9	3,664.6	3,446.9	3,692.3	2,194.4		
GF1b	% change relative to 2017/18 baseline year	Learney	Cheryl Headon	n/a	31%	23%	32%	-22%		

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• **Basis of targets:**

GF1 to GF1b - Estimated from the annual Council Carbon Footprint report - based on several interventions with associated carbon savings

• **Footnotes:**

¹ Since 2017/18 the council has acquired more assets and reports more activities under scope 3 (this includes WSLP, Chesil Lodge, Home working and staff commuting, council cared for housing schemes); Target of 3,700 is the overall target for GF1 to GF1b as they are sub-sets
Scope 1 = Direct emissions from our activities e.g. gas, council owned cars and vans; Scope 2 = Indirect emission from energy use e.g. electricity; Scope 3 = Indirect emissions from our activities and supply chain e.g. contractor emissions including P&R buses, Winchester Sport & Leisure Park and waste collection.

² Figures for baseline year (2017/18) have been revised and updated. This reflects the reclassification of two sites, which were previously reported under Scope 2, these are now correctly reported under scope 3.

Long range trackers (Annual – calendar year)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	2017 (base)	2020	2021	2022	2023	Target 2030	Status
GF2a	District territorial GHG (ktCO ₂ e) ²	Learney	Cheryl Headon	953.7	790.5	828.9	796.8	768.6		
GF2a	% change relative to 2017/18 baseline year	Learney	Cheryl Headon		-17%	-13%	-16%	-19%		
GF2b	District carbon emissions under scope of LA influence (ktCO ₂ e)	Learney	Cheryl Headon	669.9	560.1	591.3	556.7	533.0	520.00	n/a
GF2b	% change relative to 2017 baseline year	Learney	Cheryl Headon		-16%	-12%	-17%	-20%		

- Basis of targets:**

GF2a and GF2b – As set out in the Winchester District Carbon Neutrality Roadmap and [Carbon Neutrality Action Plan](#) to achieve zero carbon emissions.

- Footnotes:**

² Data are the overall values for GF2a/b as they are sub-sets. Previously reported figures will/may have been updated as government adjusts its calculation methodology & changes all past data to be consistent / enable direct comparison. Data reported 2 years in arrears; 2024 data from July.

Long range trackers (Annual – financial year)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director		2022	2023	2024	2025	Target 2030	Status
GF3	WCC air quality measure	Learney / Cramoysan	Cheryl Headon	NO ₂ (district average)	22.3	22.5	21.3	19.7	NO ₂ <30 & PM2.5 <10 µg/m ³ by 2030	
				Highest	36.5	38.1	33.0	31.1		
				Lowest	13.1	12.4	12.2	11.1		
				PM2.5	9.0	10.3	8.8	8.5		

- Basis of targets:**

GF3 - Target derived from the [Air Quality Strategy](#) for targets achieved by 2030

- Footnotes:**

¹ The actual objective as set out in the Air Quality Strategy is to achieve levels of <30 NO₂ and <10 PM2.5 annual mean in all areas of the district. Whilst the average might provide some trending, this is not the metric used to establish achievement of the ASR by Dec 31, 2030. There are currently 32 NO₂ monitoring locations in the district primarily centred in the city. It should be noted that the lower the number the better the air quality, showing that Romsey Road returns the poorest air quality levels and Stockbridge Road returns the best air quality readings

Practical real-time measures (Quarterly)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q4 - 24/25	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Target 25/26	Status
GF4	% of household waste sent for reuse, recycling, and composting	Cramoysan	Cheryl Headon	35.70%	40.89%	38.68%	42.27%	43.07%	40%	
GF5	Residual household waste per household (kg/hh)	Cramoysan	Cheryl Headon	102.42	103.62	103.38	97.98	92.33	<420 kg/hh	
GF6	Energy usage (kWh) – Electricity – City Offices ³	Learney	Simon Hendey	41,002	24,491	26,743	39,340	37,757	Measure only	n/a
GF7	Energy usage (kWh) – Electricity – Guildhall ³	Learney	Simon Hendey	78,998	62,400	69,509	74,969	73,686	Measure only	n/a
GF8	Energy usage (kWh) – Gas – City Offices ³	Learney	Simon Hendey	62,786	0	0	40,366	52,383	Measure only	n/a
GF9	Energy usage (kWh) – Gas – Guildhall ³	Learney	Simon Hendey	89,345	18,010	7,905	76,683	91,059	Measure only	n/a
GF10	Renewable energy generated (kWh) from solar panels ⁴	Learney	Simon Hendey	43,123	140,117	115,262	34,790	54,451	Measure only	n/a

- Basis of targets:**

GF4 and GF5 - Target based on performance improvement against previous years actuals, and ensuring top percentile performance amongst peers

- Footnotes:**

³ Due to the way metering is set up this includes the whole of each building (less Shoal who are sub-metered) - tenants occupying space including the university (West Wing, Guildhall), CAB and NHS (City Offices) are recharged a percentage for their usage.

⁴ Data reported relates to: WCC Sites (City Offices, Cipher House, Vaultex,), Winchester Sport and Leisure Park, Depot and Marwell Zoo.

Section 2 Healthy Communities

Delivery highlights – January to March 2026

- More than £1 million of funding was directed into community-led projects through the CIL investment programme. 14 projects were supported across the district, delivering upgrades to cultural venues, community centres, sports and recreation facilities, and heritage assets.
- A further £360,000 was allocated to two active travel schemes led by Hampshire County Council - an upgraded footpath/cycleway linking Swanmore and Bishops Waltham, and improved riverside paths connecting Kings Worthy, Headbourne Worthy and Winchester.
- Cabinet adopted the Winchester District Thriving and Resilient Communities Strategy (2026-2030), with ambitions for more people to take part, more places open and welcoming, stronger neighbourhood identity, and a voluntary sector that is confident, collaborative and equipped for the future.
- Grant funding totalling £230,000 was approved towards the running costs in 2026/27 of eight community organisations that strengthen social connection, improve community participation and help those facing the toughest circumstances. This included the council's key voluntary sector partner, Citizens Advice, who expect to support up to 6,000 people this year and tackle up to 20,000 issues.
- A Community Buildings Forum was established and first meeting held at Wickham Community Centre, with 42 attendees from 23 different community buildings across the district discussed subjects including greener and cheaper energy. This was followed by a two-hour training session on 'keeping everyone safe at your community building', delivered in partnership with Action Hampshire and attended by 13 people.
- The Cabinet Member for Healthy Communities approved the updated Sports Facility Assessment and Playing Pitch Strategy, which supports Local Plan policies and ensures the provision of publicly accessible recreational facilities to meet any existing shortfalls and population growth.
- Winchester Boxing Club moved to a new permanent home in a council-owned building in Hillier Way, which allows them to grow and meet the increasing demand.
- There was continued growth of the Live Longer Better programme to improve strength and balance, help reduce falls and support the health and wellbeing of older adults aged 60+. Attendance continues to grow and the Stanmore class, at the Carroll Centre, has been so popular that a second has now been added and both are at full capacity.
- The Mayor of Winchester's Community Awards took place in Winchester Guildhall during March to recognise individuals and groups who go above and beyond in service to others. 50 award certificates were presented to a total of 105 people, including volunteers with local sports teams, nurses from the Nick Jonas ward at Royal Hampshire County Hospital, and representatives from volunteer groups and charities across the district.

River Park Cricket Pavilion

Lead Cabinet Member: Cllr Kathleen Becker	Project Sponsor: Cheryl Headon							
Project RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>Progress achieved during the last quarter:</p> <ul style="list-style-type: none"> • Works substantially completed, currently carrying out snagging and external shutters to be installed. • Making good externally including new turfing has been completed. 								
<p>Actions for the next quarter:</p> <ul style="list-style-type: none"> • Handover from contractors of the Pavilion • Demonstrations to be undertaken • Installation of additional facilities including artificial wicket and practice nets. • Work on pitch improvement measures to ensure their quality for safe play. • First cricket matches resume under long term hire agreement with St Cross Symondians Cricket Club • Official opening on 14 May • Installation of solar PV to be completed in June 								

Healthy Communities – progress against actions in service plans

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G			
				Q1	Q2	Q3	Q4
1	Review data and agree scope of the work for community facility audit(s)	Cllr Becker	March 2026				
2	Deliver a programme of engagement and activity sessions enabling residents to live longer better (HCC fund)	Cllr Becker	March 2026				
3	Adopt a Winchester District Community Wellbeing and Resilience strategy, supported by a statement of our health priorities	Cllr Becker	October 2025				Complete
4	Complete the construction to replace the River Park cricket pavilion	Cllr Becker	June 2026				
5	Community Integration programme for overseas guests - deliver the HCC funded support for independent living and community integration	Cllr Becker	Ongoing				
6	Deliver a programme of grants to community and voluntary sector organisations	Cllr Becker	February 2026				
7	Active Travel Networks – bike bus programme with schools	Cllr Learney	April 2026				Complete
8	Roll out programme of training for Spaces of Sanctuary scheme	Cllr Becker	June 2025		Complete		

Red/Amber Status

Practical real-time measures (Quarterly)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q4 - 24/25	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Target 25/26	Status
HC2	Winchester Sport and Leisure Park - total number of visits	Becker	Cheryl Headon	358,832	356,284	353,328	334,092	351,758	1,455,549	
HC3	Winchester Sport & Leisure Park - number of all concessionary rate visits	Becker	Cheryl Headon	140,036	137,710	138,069	132,254	140,141	570,653	
HC4	Meadowside - total number of visits	Becker	Cheryl Headon	20,977	19,506	18,511	17,412	21,347	83,224	
HC5	Meadowside - number of all concessionary rate visits	Becker	Cheryl Headon	3,481	3,463	2,936	2,141	2,327	11,908	
HC6	Number of housing benefit claimants (rolling total)	Cutler	Liz Keys	2,301	2,154	2,012	1,925	1,930	Measure only	n/a
HC7	Number of Council tax reduction claimants (rolling total)	Cutler	Liz Keys	5,784	5,767	5,718	5,761	5,858	Measure only	n/a
HC8	Average time taken to process new housing benefit claims (days)	Cutler	Liz Keys	21.38	21.39	19.12	19.35	20.02	22 days	
HC9	% Winchester residents claiming out-of-work benefits ¹	Thompson	Cheryl Headon	2.10%	2.10%	2.10%	2.00%	2.10%	Measure only	n/a

- **Basis of targets:**

HC2 to HC5 - Target reflects a 5% increase on actuals in 2024/25 and is 11% higher than the projections for 25/26 set out in the original tender

HC8 - Target based on performance improvement against previous years actuals

- **Footnotes:**

¹ Data provided by ONS – “CC01 Regional labour market: Claimant Count by unitary and local authority”. Published 17th of the month.

Commentary where practical real-time KPI not on target:

HC2 & 3 – A target of 5% growth was estimated for 2025/26 based on 2024/25 actuals. The opening in March 2025 of a new provider in the town offering a competitor gym only service resulted in a 7% reduction in the sites membership customer base. The new gym appeals to certain customers due to its location, flexible access and membership structure/price. Memberships level at WSLP are recovering by focusing on added value memberships but is still 5% below last year’s base membership.

HC4 & 5 – A six-week closure of the football pitch for a complete refurbishment impacted numbers and ability meet the 5% growth target.

Section 3 Thriving Places

Delivery highlights – January to March 2026

- **UK Shared Prosperity (UKSPF) programme:** £536,541 (98%) of total fund available allocated across 23 district-wide projects, with 21 projects now completed. A formal progress update was provided to the Prosperity Board in March 2026.
- **Supporting rural and land-based economy:** UKSPF funding was awarded to a Sparsholt College project providing farmers, land-based workers and agricultural students with advanced digital skills, improving productivity through precision farming while helping reduce environmental impacts and tackle digital exclusion in rural areas.
- **Green business support:** Full business cases for Solar PV Power Purchase Agreements (PPAs) at Winchester Science Centre and Winchester Cathedral were approved, with follow-up surveys completed and Community Infrastructure Levy (CIL) funding secured. A further eight low carbon business assessments have been delivered, bringing the total to 18, with three business grants given to support secondary glazing and electric vehicle (EV) chargers. A Sustainability Peer Mentoring Group was launched in January, with a follow-up meeting held in March, supporting 15 local businesses.
- **Digital support:** An artificial intelligence business support programme has been developed and is scheduled for delivery in Spring 2026. The programme can be viewed here: [Business information, support and advice - Winchester City Council](#)
- **Street market management:** the contract continues to be managed through operator contract meetings to monitor compliance and support effective implementation. Street market income for 2025/2026 financial year has increased by 9% over last year; 25 new traders were given a license to trade between January and March 2026; banner adverts on Visit Winchester website added in March generated 141 clicks through to listing, which continues to rank in the top six business listings with over 1.9k page views.
- **West of Waterlooville public arts programme:** Design concept for final output shared with partners and West of Waterlooville Forum. Second Plot Lines publication has been published.
- **Winchester District Tourism Strategy** approved by Cabinet on 12 March and was followed by a business and industry stakeholders launch with Dr Danny Chambers MP as part of English Tourism Week.
- **Local Visitor Economy Partnership:** Draft Hampshire Destination Management Plan was shared at LVEP Advisory Board Meeting and business roundtable (February). WCC has provided input and reviewed its alignment with the new Winchester District Tourism Strategy.
- **Tourism marketing and promotion:** visitwinchester.co.uk pages views up 22%, Instagram views up 100% and Facebook views up 124% compared to the same quarter last year. Seven pieces of media coverage (including Woman's Weekly, Metro Midlands, Metro Yorkshire), reaching an audience of over 722k and 14 brand mentions.

- During Quarter 4, Anti-Social Behaviour activity focused on prevention, enforcement and visible reassurance, with strong partnership support for extending the Alcohol Control PSPO. Targeted interventions, increased patrol activity across urban and rural areas, and the use of enforcement tools have helped manage risk, while early-intervention work through the Legacy Plus project continues to support young people and families at risk of escalation
- VAWG work during Quarter 4 strengthened rural emergency response, safeguarding practice, and staff awareness.

Bar End Depot

Lead Cabinet Member: Cllr Martin Tod				Project Sponsor: Simon Hendey				
Programme RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>Progress achieved during the last quarter:</p> <ul style="list-style-type: none"> • Cabinet approved remarketing of the site on 14th October 2025 with formal bids currently being evaluated • Negotiations have been concluded with preferred bidder . 								
<p>Actions for the next quarter:</p> <ul style="list-style-type: none"> • Cabinet to approve preferred bidder in May. • Legal exchange to be achieved by September 2026. 								

Central Winchester Regeneration (CWR)

Lead Cabinet Member: Cllr Martin Tod	Project Sponsor: Simon Hendey / Ken Baikie							
Programme RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Progress achieved during the last quarter:								
<ul style="list-style-type: none"> • In January Cabinet (CAB3536) agreed Jigsaw’s revised consortium composition. • Public engagement took place in February, led by Jigsaw, who provided the community with an update on the emerging proposals and the progress of the scheme’s development. • A paper was taken to Cabinet in March CAB3547, which approved the commitment and ring-fencing of £4.5m of CIL funding. 								
Actions for the next quarter:								
<ul style="list-style-type: none"> • Jigsaw will carry out further public engagement in early June, providing updated information on the scheme’s progress and gathering community feedback. • A paper will be taken to May Cabinet seeking approval for the proposed land acquisition required to support the delivery of the scheme. • RIBA Stage 1 design work will be completed, enabling the project to move into the next phase of design development and cost planning. 								

Local Plan

Lead Cabinet Member: Cllr Jackie Porter	Project Sponsor: Cheryl Headon					
Programme RAG status	Timeline			Budget		
	Q2	Q3	Q4	Q2	Q3	Q4
<ul style="list-style-type: none"> Progress achieved during the last quarter: https://www.localplan.winchester.gov.uk/ <p>The Local Plan reached a significant milestone with Cabinet approval on 18 March 2026, marking formal progression towards adoption and establishing a clear framework for the next stage of plan delivery. This included agreement to publish the Notice of Intention to commence preparation of the Local Plan to 2044, approval of an updated timetable, and the commissioning of external consultancy support where required.</p> <p>During Q4 (January to March 2026), activity has focused on building the evidence base and governance arrangements necessary to support successful plan preparation and adoption in line with the Government’s 30-month plan-making process.</p> <p>This has included collaborative engagement with neighbouring authorities—Eastleigh Borough Council, Rushmoor Borough Council, Hart District Council, Southampton City Council, Fareham Borough Council and Isle of Wight Council—to share best practice and address common challenges.</p> <p>Key supporting evidence is also progressing well, with Arcadis appointed to undertake a Water Cycle Study, and procurement for the Strategic Housing Market Assessment at an advanced stage, with a preferred consultant identified.</p> <p>In addition, a dedicated Local Plan landing page has been created to improve accessibility and clearly distinguish between the Local Plan 2040 and the emerging Local Plan 2044.</p>						
<p>Actions for the next quarter:</p> <ul style="list-style-type: none"> In order to help speed up the process of producing the Local Plan 2044 the team are attending training sessions on the new Keystone Collaborative Authoring software (the desktop publishing software that will be used to draft the Local Plan) Continue to understand what is involved with the Government’s new 30-month timeframe for preparing a Local Plan and the recently published regulations and prepare a Project Inception Document Finalise the brief for the Gypsy and Traveller Accommodation Needs Assessment and go out to tender 						

- In consultation with other departments, work on the desktop analysis of the SHELAA sites
- Continue to review the policies in the recently adopted Local Plan 2040 in light of the Government's draft National Development Management policies (this work cannot be completed until we have the final version of the National Planning Policy Framework)
- Continue to liaise with the Hampshire Local Plan authorities about the new style 30-month Local Plans and attend Duty-to-cooperate meetings/update Statement of Common Grounds
- Agree the Strategic Environmental Assessment (SEA) consultation document and consult with the statutory agencies (Natural Environment, Historic England and the Environment Agency) for a period of 5 weeks
- Draft and agree the Notice of Intention to commence preparation of the Local Plan to 2044 by 30 June 2026 (Regulation 19)
- Draft and agree by mid-June 2026 the Scoping consultation document (Regulation 20) which will invite feedback on matters including how to engage with members of the public/organisations/Parish and Town Councillors etc in the Local Plan making process and what the Local Plan 2044 should contain; and
- Undertake the Scoping consultation (Regulation 20) around mid-June 2026 for a period of 6 weeks

Winchester Movement Strategy

Lead Cabinet Member: Cllr Kelsie Learney				Project Sponsor: Cheryl Headon				
Programme RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>RAG status update:</p> <p>Funding for transport related schemes are now via CIL applications and Central Government bids, therefore schemes rely on successful bids. We are working to development schemes with our HCC to bring forward</p>								
<p>Progress achieved during the last quarter:</p> <p>Work on the ten next step proposals continues with HCC</p> <p>City Local Cycling and Walking Infrastructure Plan (LCWIP) Plan to be consolidated by HCC into one document</p> <p>District Local Cycling and Walking Infrastructure Plan (LCWIP) Approved City Plan to be collated into one document.</p> <p>Micro-Logistics Hub Trial – Engagement with the independent businesses on potential demand of e-cargo bike deliveries undertaken by Hub Management Company, second round of cargo bike operator interest undertaken with on-site discussions, Last-Mile Freight study written by Hub Management company, engagement with other LAs working on last mile schemes, review of options going forward undertaken by Solent Transport</p> <p>A number of LCWIP active travel schemes are still being progressed or have been installed by HCC in the city including:</p> <ul style="list-style-type: none"> • Hillier Way, walking and cycling improvements – Topographical survey produced for draft options plan • Minor Works – Liaison with HCC Engineering Services to discuss possible minor work schemes across the city. • Liaison with HCC and Southern Water on the temporary shared use path between Olivers Battery and Compton • Liaison with HCC and SDNP on a potential active travel route from Hockley Link to Shawford Railway Station. <p>Fulford Liveable Neighbourhood Pilot Public consultation on potential scheme undertaken by HCC</p> <p>CIL Funding CIL bids for transport schemes considered.</p>								

Actions for the next quarter:

- Review of any further transport schemes to take forward from City and District LCWIP.
- Feedback from the public consultation of potential schemes for Fulflood Liveable Neighbourhood Pilot to be reviewed.
- Development of a drainage plan and costing exercise to be undertaken
- Implementation of upgraded crossing at Friarsgate
- Review of Last-Mile Freight Study, review of potential uses for the Micro-Hub

Thriving Places - progress against our actions in service plans

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G			
				Q1	Q2	Q3	Q4
1	Deliver a programme of events to mark the 250th anniversary of Jane Austen's birth	Cllr Thompson	December 2025				Complete
2	Manage the delivery of UKSPF programme	Cllr Thompson	March 2026				
3	Produce a Winchester District Tourism Strategy	Cllr Thompson	March 2026				Complete
4	Deliver a programme of green business support and investment in renewable technologies (Green Economic Development Strategy (GEDS) Carbon Neutrality Action Plan (CNAP))	Cllr Thompson	March 2026				Complete
5	Deliver the West of Waterlooville Public Arts programme	Cllr Thompson	March 2026				Complete
6	City Street Market Development Programme	Cllr Thompson	December 2025				Complete
7	Deliver the actions in year 1 Action Plan of the Cultural Strategy	Cllr Thompson	March 2026				Complete
8	Contribute to and engagement with the creation of a Local Visitor Economy Partnership (LVEP). Deliver the actions in year 1 Action Plan of the Cultural Strategy	Cllr Thompson	March 2026				Complete
9	Future of former Leisure Centre: Market the site for sale and find a new investor	Cllr Tod	September 2026				

Measuring our progress

Long range trackers (Annual)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	20/21	21/22	22/23	23/24	24/25	Target & Status 24/25	Target 25/26
TP1	% of economically active people in employment (aged 16-64)	Thompson	Cheryl Headon	77.4%	83.7%	75.1%	81.5%	83.6%	Measure only	Measure only
TP2	Business counts (micro, small, medium, large enterprises– source: NOMIS)	Thompson	Cheryl Headon	8,035	8,110	8,165	8,225	8,095	Measure only	Measure only
TP3	No. of unemployed (source: ONS)	Thompson	Cheryl Headon	1,800	1,700	1,235	1,900	1,600	Measure only	Measure only
TP4	% of addresses with Gigabit availability	Thompson	Cheryl Headon	n/a	n/a	n/a	n/a	62.2%	Measure only	Measure only

Practical real-time measures (Quarterly)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q4 - 24/25	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Target 25/26	Status
TP5	Number of reported fly-tips (actual incidents) ¹	Cramoysan	Cheryl Headon	210	102	162	182	276	Measure only	n/a
TP6	% of fly-tips cleared within contract deadlines/days	Cramoysan	Cheryl Headon	82%	75%	75%	80%	85%	80%	
TP7	Number of reported graffiti incidents (online form totals)	Cramoysan	Cheryl Headon	12	11	15	7	3	<150	
TP8	"Public Space" issue reports ²	Cramoysan	Cheryl Headon	163	110	118	109	144	<570	
TP9	% of WCC revenue spend with local suppliers	Cutler	Gareth John	18.80%	23.30%	23.00%	24.60%	25.30%	25%+	
TP10	City centre high street footfall ³	Thompson	Cheryl Headon	2,930,567	2,779,719	2,660,538	2,780,565	2,897,387	Measure only	n/a
TP11	Market Towns high street footfall	Thompson	Cheryl Headon	n/a	n/a	Tbc	tbc	tbc	Measure only	n/a

- Basis of targets:**

TP6 - Target based on viable baseline of numbers that fall within contract timescales (to accommodate where a proportion of fly-tips are more complicated or take longer to clear due to content, e.g. asbestos)

TP7 and 8 - Target based on performance improvement against previous years actuals

TP9 – Notional target to monitor and encourage value of spend in district to support local business in conjunction with our contract procedure rules.

• **Footnotes:**

¹ Figures are net total of 'actual' reports received (less any that have been identified as duplicates, out of district, private land etc.)

² Figures based on total form reports received for 'Clean my Street' relating to bins/bring sites, street mess – human, syringes, spilt waste, street sweeping, overflowing litter/dog waste bins etc.-- glass, litter, alongside report forms submitted for Park Areas and Public Conveniences.

³ Provided by the Winchester BID Place Informatic reports

Commentary where practical real-time KPI not on target:

Fly-tip clearance breakdown:

	Q4 24/25	Q1 25/26	Q2 25/26	Q3 25/26	Q4 25/26
Total fly tips confirmed cleared	187	85	144	173	248
Fly- tips up to 1 metre cubed in size	27	13	16	11	10
<i>Number of which cleared in time (5 working days submission to clearance)</i>	16	7	8	6	7
<i>Percentage of up to 1 metre cubed cleared in time</i>	59%	54%	50%	55%	70%
Fly-tips size 1 metre cubed and above	160	72	128	162	238
<i>Of which in time (15 working days submission to clearance)</i>	137	57	100	132	203
<i>Percentage of 1 metre cubed and above cleared in time</i>	86%	79%	78%	81%	85%
Overall percentage of all fly-tips cleared in time	85%	82%	75%	80%	85%

- The completion targets of 5 and 15 working days include 3 to 5 days for evaluation of fly-tip to assess if any enforcement action can be taken and 2 to 10 days for clearance (depending on size of up to a metre cubed / 1 metre cubed and above)

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Section 4 Good Homes for All

Delivery highlights – January to March 2026

- One Anti-Social Behaviour case review request has been accepted, and the review is currently under way.
- Regulatory engagement meetings changed from monthly to bi-monthly following feedback from RSH (Regulator of Social Housing) on the progress and commitment we have been able to demonstrate in response to our regulatory judgement and positive feedback received from RSH following observation at January Tenants And Council Together (TACT) Board
- Tenant Satisfaction Measure survey shows that 10 of the 12 measures are above the benchmark. Action plans are in place to address areas for improvement and to support ongoing service improvement. A Tenant Partnership and Influence Plan has also been co-produced with tenants and formally approved.
- Top performing landlord for arrears recovery at 0.98%
- Tenancy Sustainment team assisting tenants to claim over £1.8million in benefits
Whole service meeting led by Strategic Director and Corporate Head of Housing to set service vision and direction with continuation of meetings held quarterly
- Recruitment to Damp & Mould case officer in progress one officer in post and one to be recruited during next quarter
- Stock condition survey programme – 3,925 surveys completed, on track to complete full programme by July 2026. This is significant work to improve the data accuracy of the condition of our homes and inform future investment priorities
- All communal blocks surveyed by contractor to capture and provide updated data for all compliance areas as part of ongoing data validation activities
- Private Sector Landlords forum attended by over 80 landlords, allowing landlords to be educated on the new requirements of the Renters' Rights Act 2025 ensuring that residents in the private rented sector continue to live in safe, warm and energy efficient homes.
- The Homeless forum was well attended, including people with lived experience. The forum co-produced and developed a draft homelessness charter

New Homes Programme

Lead Cabinet Member: Cllr Mark Reach					Project Sponsor: Simon Hendey			
Programme RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>RAG status update</p> <p>There is an increase in programme confidence due to successful S106 acquisition negotiations, but the RAG status remains Amber due to the lack of control over the pace of delivery by the private developer market. Continued commitment to commissioned schemes to mitigate S106 acquisitions risks.</p>								
<p>Progress achieved during the last quarter:</p> <ul style="list-style-type: none"> • Contracts were exchanged with Cala in September 2025 for the acquisition of 146 S106 units at Kings Barton, Winchester. The council has taken handover of 26 of these units to date; 4 shared ownership and 22 affordable rent. • Construction continues on the 10 affordable units at Hazeley Road, Twyford. • Market engagement with SME and volume housebuilders is ongoing, with the aim of securing new build S106 and additionality units for use as council housing. • Following Cabinet approval of the Final Business Case, the build contractor has commenced enabling works on the Woodman Close site in Sparsholt, with formal start on site anticipated in April 2026. The council has been awarded Homes England funding for the scheme. • Feasibility studies are underway on a number of pipeline council commissioned schemes with the aim of making them financially viable against a challenging economic backdrop. 								
<p>Actions for the next quarter:</p> <ul style="list-style-type: none"> • Kings Barton, Winchester – completed units to be handed over from Cala to the council for allocation to tenants on the council’s housing register and for sale as shared ownership homes. • Hazeley Road, Twyford – attend site progress meetings alongside Employer’s Agent and liaise with housing colleagues regarding build progress and handover. • Market engagement with SME and volume housebuilders is ongoing, with the aim of securing new build S106 and additionality units for use as council housing. • Woodman Close, Sparsholt – project manage the construction of 5 social rent units. 								

Housing Compliance Improvement Plan

Lead Cabinet Member: Cllr Mark Reach	Project Sponsor: Simon Hendey							
Programme RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Programme RAG status update:								
<p>The project sits at amber due to some slippage against milestone dates for data validation and resident engagement work due to new activities being identified. Teams are working collaboratively to progress, acknowledging that target dates were set prior to scope of work being fully understood. Regular meetings are in place to monitor and oversee the works against the improvement plan. In addition to internal monitoring the improvement plan is monitored by Regulator of Social Housing (RSH) as part of ongoing regulatory engagement where progress has been recognised and recommendation to move to bi-monthly meetings from monthly. Work is actively happening around self-assessing against all consumer standards with plans to carry across any open actions from this plan onto the wider plan following external assessment which has been commissioned for HQN to complete in Q1 26/27.</p>								
Progress achieved during the last quarter:								
<ul style="list-style-type: none"> • Approved compliance policies rolled out for the big 6 (gas, electrical, asbestos, lift, water and fire safety) • access policies reviewed by staff and tenants ready for final sign off • Strengthened data validation processes in place with effective cross team working in place to challenge and scrutinise stock, asset and dwelling data • Draft resident engagement strategy for High Rise block going through resident consultation process as part of Building Safety case work • Contractors conducting communal block on site surveys to capture updated compliance related information as part of ongoing data validation work • 3925 stock condition surveys completed • Lifts, asbestos and water mapping for certificate loading into True Compliance being progressed 								
Actions for the next quarter:								
<ul style="list-style-type: none"> • Finalise EICR certificate upload into True Compliance • Complete remaining stock condition surveys of our homes • Complete mapping and testing for certificate uploads for lifts, water and asbestos in True compliance system • HQN to complete mock inspection against consumer standards providing recommendations for service improvement 								

Housing procurement of Repairs, Maintenance, Voids, Compliance and Retrofit

Lead Cabinet Member: Cllr Mark Reach	Project Sponsor: Simon Hendey							
Programme RAG status	Timeline				Budget			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<p>Progress achieved during the last quarter:</p> <ul style="list-style-type: none"> • R&M, Voids, Heating and Electrical have all been procured. • Currently in standstill process in line with the procurement requirements. • Some challenge has been received as expected due to the closeness of scoring; this is being managed in line with the appropriate procurement act. • Appropriate teams are in place to manage the above. 								
<p>Actions for the next quarter:</p> <ul style="list-style-type: none"> • Make formal awards and sign contracts • Demobilise and mobilise new contracts • Go live with contracts and embed them into WCC ...what? teams, operating models? 								

Good Homes for All - Progress against our actions in service plans

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G			
				Q1	Q2	Q3	Q4
1	Procurement of major repairs and maintenance contract for council homes. Inclusive of tenant engagement.	Cllr Reach	August 2026				
2	Council housing retrofit carbon reduction programme. Focus on lowest EPC properties to achieve more energy efficient homes to meet the carbon neutral 2030 target. Establish a Retrofit Carbon Reduction Strategy	Cllr Reach	Ongoing				
3	Review and refresh the Preventing Homelessness and Rough Sleeping Strategy	Cllr Reach / Becker	March 2026		Complete		
4	Achieve regulatory requirements to address damp and mould cases. Ensuring cases are identified and dealt with promptly / effectively when raised by council and private rented tenants	Cllr Reach / Becker	March 2026				

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Red/Amber status

2 - The number of homes that have received retrofit improvements and have enhanced EPC ratings has exceeded target. The change in strategy to prioritise solar and batteries has meant the measures target was not achieved. However, the planned fabric improvements will now follow on to properties as part of the planned maintenance programmes.

4 - Damp and mould cases: Damp and Mould process in place to ensure reports are managed and responded to within required timescales. To further support this work, we have an independent consultant reviewing our approach to ensure it is robust. One Damp and Mould case officer appointed and recruitment underway for the 2nd post. In respect of the Private Sector Regulatory requirements - Under the Housing Act 2004 we have a duty to act where we become aware of a Cat 1 hazard whilst private tenant can take a claim against their landlord for failure to comply. The Housing Act 2004 will continue to be the main legislation used to tackle poor housing conditions.

Measuring our progress – Good Homes for All

Long range trackers (Annual)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	20/21	21/22	22/23	23/24	24/25	Target & Status 24/25	Target 25/26
GH1	% of all WCC homes achieving energy efficiency rating of C or above	Reach	Simon Hendey	62%	63%	65%	70%	70%	70%	73%
GH2	Total new home completions across the district (rolling total)	Reach	Simon Hendey	n/a	121	139	276	322	1,000 by 2032	1,000 by 2032
GH3	Homelessness – numbers recorded as rough sleepers ¹ (as at year end)	Reach	Simon Hendey	n/a	n/a	2	3	5	0	5

- Basis of targets:**

GH1 - Derived from Council Plan priorities and HRA Asset Management Policy

GH2 - Derived from affordable housing target laid out in Housing Strategy

GH3 - Derived from Preventing Homelessness Strategy, Government National Housing Priorities and annual homeless survey assessments

- Footnotes:**

¹ Figures are updated from an annual MHCLG rough sleeping count annual snapshot, which takes place every November

Practical real-time measures (Quarterly)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q4 - 24/25	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Target 25/26	Status
GH4	Avg time for homeless household to receive offer of a permanent home (days)	Reach	Simon Hendey	310	256	348	279	164	365 days	
GH5	Retrofit adjustments – total number of houses (running total)	Reach	Simon Hendey	247	0	37	101	269	256	
GH6	Retrofit adjustments – total number of adjustments made (running total)	Reach	Simon Hendey	486	0	37	135	346	772	
GH7	Percentage of planning decisions upheld at appeal (WCC / SDNP)	Porter	Cheryl Headon	n/a	100% / n/a	61% / 100%	80% / 67%	100% / 100%	70%	

- Basis of targets:**

GH4 – Reflects council allocation policy

GH5 and 6 - Derived from maximum number of homes funded in housing annual capital programme.

GH7 – Government target is for at least 2 out of 3 cases to be dismissed at appeal., so target based on improving above government targets

Commentary

GH3 - Several local challenges are currently contributing to an increase in rough sleeping numbers including the reduction in stage 1 supported housing accommodation available for those sleeping rough or at risk of rough sleeping and a lack of suitable accommodation, particularly one-bedroom accommodation. Westview House, previously the district's Stage 1 accommodation provider, closed in April 2025 following A2's termination of their support contract. This decision was prompted by the county council's announcement to withdraw all funding for Stage 1 accommodation from March 2026. The closure resulted in the loss of 29 bed spaces.

In response, the council is actively collaborating with alternative accommodation providers to mitigate the impact. Plans include:

- Increasing capacity at Trinity, The Beacon, and Emmaus House
- Exploring the potential to bring Westgate back into use

The council has secured county funding to establish an in-house Housing First scheme, which will offer 7 beds dedicated to supporting the district's most complex and vulnerable individuals who are homeless or at risk of rough sleeping

We are constantly working with those found rough sleeping through our outreach work. It should be noted that the figure of 5 rough sleepers in the table above is from the annual rough sleeping count which is undertaken in November each year and is not a quarterly figure.

GH6 - The number of homes that have received retrofit improvements and have enhanced EPC ratings has exceeded target. The change in strategy to prioritise solar and batteries has meant the measures target was not achieved. However, the planned fabric improvements will now follow on to properties as part of the planned maintenance programmes.

Measuring our progress – Housing TSM

Practical real-time measures (Quarterly)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q4 - 24/25	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Target 25/26	Status
GH8	Proportion of homes for which all required gas safety checks have been carried out	Reach	Simon Hendey	n/a	99.91%	99.89%	99.93%	99.82%	100%	
GH9	Proportion of homes for which all Electric Checks have been carried out	Reach	Simon Hendey	n/a	98.30%	98.81%	99.21%	99.19%	99.84%	
GH10	Asbestos Inspections % of Reg 4 Surveys	Reach	Simon Hendey	n/a	66.78%	98.29%	100%	100%	100%	
GH11	Proportion of Lifts with 100% of valid Loler Certificates	Reach	Simon Hendey	n/a	97.50%	97.50%	100%	100%	100%	
GH12	Proportion of homes with a 100% of Working Smoke Detector checked	Reach	Simon Hendey	n/a	99.70%	99.56%	99.60%	99.42%	100%	
GH13	Proportion of homes with a 100% of Working Carbon Monoxide Detector checked	Reach	Simon Hendey	n/a	99.70%	99.62%	99.70%	99.57%	100%	
GH14	Numbers of Damp and Mould open cases inspected, and resolution agreed within 14 days	Reach	Simon Hendey	n/a	71%	75.33%	98.00%	83.67%	95%	
GH15	Number of outstanding High Risk Fire Risk Assessment actions	Reach	Simon Hendey	n/a	3	0	0	0	0	
GH16	Number of outstanding Fire Risk Assessments	Reach	Simon Hendey	n/a	76	0	0	0	0	

- **Basis of targets:**

GH8 to 16 - Targets based on regulatory standards

Commentary

GH8 - 2 to be void, 1 tenant in hospital, 2 booked, rest being chased

GH9 - 6 void, 14 booked, rest being chased by Team and Tenancy

GH12 – Properties are on programme and appointments/access being arranged

GH13 – Properties are on programme and appointments/access being arranged

GH14 - We are working to comply to the parameters of Awaabs law for the completion of damp and mould inspections within 14 days, but we have identified through our monthly KPI scorecard reporting that we are not always able to access homes within that timescale. Whilst we work hard to encourage access, we have to respect that customers will have other priorities and we seek to access as soon as is reasonably practical in discussion with our customers within the 14 days' timescale

Section 5 Efficient and Effective

Delivery highlights – January to March 2026

- Balanced budget approved by Council for 2026/27, outlining continued investment in services and priorities outlined in the Council Plan 2025-30
- Procured additional modules with existing supplier to improve housing systems and data as part of ongoing service improvement work
- Process mapping for anti-social behaviour and domestic abuse being as part of system requirements to implement new case management module
- Preparations for the introduction of virtual parking permits for staff from April which will improve efficiency by removing paper-based processes and reducing administrative time
- £23k grant funding secured from MHCLG for digital planning improvements that support faster and more efficient decision-making. Planning team working with Digital Project manager to scope project.
- Contract entered into for a test and learn pilot of use of automation in the Housing Income team of manual processes. This will allow Housing Income Officers to focus attention on complex or high-need cases. Other potential uses for automation are being explored.
- Funding to improve the Digital Customer Experience has been approved. Following the LGR decision, the project team will work with partners to determine the most effective approach.
- Agreement to proceed with reviewing Planning and Built Environment web page consolidation. This is a significant piece of work to consolidate up to 322 urls which will result in a more efficient customer experience.
- Delivered staff enablement sessions, including M365 'Getting Organised' and Microsoft Forms, to support adoption of M365 and improved ways of working.

Local Government Reorganisation (LGR)

Lead Cabinet Member: Cllr Neil Cutler		Project Sponsor: Laura Taylor		
Programme RAG status	Timeline		Budget	
	Q3	Q4	Q3	Q4
<p>Progress achieved during the last quarter: Government Decision on Reorganisation</p> <ul style="list-style-type: none"> The Government's decision on Local Government Reorganisation was announced. Winchester City Council will form part of a new Mid Hampshire Unitary Authority, comprising East Hampshire District Council, Winchester City Council, Test Valley Borough Council, and New Forest District Council, subject to boundary changes (Option 1A). Newlands Parish will transfer into the new South East Hampshire Unitary Authority. <p>Internal Programme Governance</p> <ul style="list-style-type: none"> The first LGR Programme Board meeting was held in February 2026 An LGR risk register developed to identify, monitor, and manage key programme risks and dependencies <p>Data and Due Diligence</p> <ul style="list-style-type: none"> A shared data hub has been developed and established with partner local authorities, with support from strategic partners KPMG. Initial data requests have been submitted across key enabling areas, including Finance, Assets, HR, Contracts, and Technology. <p>Workstream Mobilisation</p> <ul style="list-style-type: none"> LGR workstreams across partner authorities have been stood up for enabling services (including Technology, Finance, HR, and Workforce). Workstream charters have been agreed, and Day One readiness activity has commenced. <p>Programme Capacity</p> <ul style="list-style-type: none"> A new LGR Project Officer has commenced in post. A Project Manager has been recruited and is due to commence on 21 April 2026, strengthening programme delivery capacity. <p>Engagement and Communications</p> <ul style="list-style-type: none"> All-staff and all-Member briefings were delivered following the Government's decision to ensure consistent understanding and engagement across the organisation. 				

Service Planning

- The service planning process covering the two-year period 2026–28 has been completed, providing a clear planning baseline for transition and implementation

Actions for the next quarter:

Programme Mobilisation and Governance

- Work with partner authorities to agree a comprehensive implementation plan and governance structure at both county-wide and individual UA level.
- Transition the programme into the Foundational Phase

Warding Arrangements

- Develop and submit proposals for Warding arrangements for the new UA's to the MHCLG in advance of the Structural Changes Order being laid in Parliament.

Boundary Change Impacts

- Identify and assess the impacts arising from the boundary change to the WCC area.
- Work collaboratively with partners to build the foundations for a smooth and well-managed transition of Newlands Parish.

Joint Committee Governance

- Agree voluntary joint committee governance arrangements for the Mid-Hampshire and South East Hampshire UAs, including scope, membership, and decision-making processes.

Internal Readiness and Systems

- Continue the review of internal systems and data to ensure preparedness for LGR and to support future service design.

Programme Management (Internal)

- Review and update the internal LGR Programme Plan and risk register to reflect emerging dependencies, risks, and milestones.

Efficient and Effective - Progress against actions in service plans

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G			
				Q1	Q2	Q3	Q4
1	Further promotion of self-serve and digital services - <i>including the increased take-up of electronic billing (rollout of "Digital by Default") and notifications for Council Tax, Business Rates and Housing Benefits services, and the further roll out of SMS for the issue of electronic payment alerts and reminders.</i>	Cllr Cutler	Ongoing				
2	Support TC25 transformation and digital agenda by supporting digital innovation and digital initiatives across the Council.	Cllr Cutler	Ongoing				
3	Digitalisation and review of the Planning Service (linked to this, other services that use the IDOX platform).	Cllr Porter	TBC				
4	Review of website to improve digital customer experience.	Cllr Cutler	Ongoing				
5	Customer focused digital improvements of Housing & Landlord services.	Cllr Reach	April 2026				
6	Development of Cyber Security and Resilience Strategy to increase cyber resilience and awareness across the council.	Cllr Cutler	April 2025	Complete			
7	Lead on the review and refresh of strategic key performance indicator set that align to the new Council Plan priorities.	Cllr Cutler	June 2025		Complete		

Red/Amber status

3 - Pace of digitalisation within Planning services has been impacted by operational pressures however work is underway to seek opportunities for automation which could significantly improve efficiency and customer experience. The project's discovery was extended, and deliverables are now actively being replanned due to the constraints of LGR and existing, widely used systems

5 - Amber status based on April 2026. MRI modules procured and working with our supplier to schedule in prioritisation of implementation programme with our supplier. Project Managers (assigned for hosted services (to move system into the cloud), safer communities (case management for anti-social behaviour and domestic abuse). Monthly account meetings in place and regular contact with MRI account manager to ensure assignment of resource and priorities for Winchester for are understood and responded to in a timely way

Measuring our progress

Practical real-time measures (Quarterly)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q4 - 24/25	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Target 25/26	Status
EE1	% complaints responded to within 10 working days	Becker	Liz Keys	90%	88%	90%	97%	90%	90%	
EE2	% of upheld and partially upheld complaints	Becker	Liz Keys	68%	60%	70%	59%	70%	Measure only	n/a
EE3	Number of digital resident interactions with the council (online reports)	Becker	Laura Taylor	16,616	7,564	7,049	7,021	17,820	42,000	
EE4	% of major planning applications decided within time or agreed extension (WCC / SDNP)	Porter	Cheryl Headen	94.3% / ~	91.67% / ~	100% / ~	100% / 100%	100% / 100%	80%	
EE5	% of non-major planning applications decided within time or agreed extension (WCC / SDNP)	Porter	Cheryl Headen	93% / 88%	93.67% / 84.67%	94% / 81%	89% / 95%	97% / 98%	80%	

- Basis of targets:**

EE1 - Target based on achievable outcome times, aligned with customer expectation and common target used by other authorities

EE3 - Target based on performance improvement against previous years actuals (also allowing for plateau in new garden waste sign-ups as limited number of properties are viable for garden waste, i.e. have gardens)

EE4 & 5 - Government targets are 60%, WCC target based on performance being above government targets

Commentary

EE3 – The total submissions for the year were near identical to 2024/25 submissions – however, in many ways this is a good result as of this total there were over 700 less report submissions of 'public space' issues / service failures this year (e.g. graffiti, litter, shrub/grass maintenance etc.) than the previous year. So, whilst the overall total would have been higher if the 'service failure' form submissions were the same, it is actually better from a council level.

Section 6 Listening and Learning

Delivery highlights – January to March 2026

- The council's Licensing and Regulation Committee approved progressing proposals to potentially establish new parish councils for Kings Barton and the Winchester town area from April 2027, following consideration of Stage One consultation feedback and agreement to move to further public consultation as part of the Community Governance Review
- Central Winchester Regeneration's Development Partner, Jigsaw by Partnerships and Places, hosted two successful drop-in public information events in Winchester.
- Residents were asked for their views on future recycling to help the council understand residents' current knowledge about recycling and how much more they're likely to recycle in the future, when more options are available
- In January, the council invited residents to attend a public engagement event about the next steps and potential future options for the former leisure centre

Listening and Learning – Progress against actions in service plans

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G			
				Q1	Q2	Q3	Q4
1	Community Governance Review – creation of a Winchester Town Council	Cllr Becker Cllr Cutler	April 2027				
2	Local Government Reorganisation and Devolution	Cllr Tod	2027/28				
3	Transfer of assets to parish councils – public conveniences	Cllr Becker	April 2026				
4	Parish Council engagement – planning	Cllr Porter	September 2025		Complete		
5	Review and refresh EDI Policy, Strategy and Action Plan	Cllr Becker	February 2025	Complete			
6	Prepare a consultation policy and charter for adoption and use across the council	Cllr Becker	March 2026				

Red/Amber status

3 - Bishops Waltham PC are now cleaning the toilets, and Alresford paying whole cost in 26/27. Discussions underway with Denmead and Wickham about asset transfer.

Long range trackers (Annual)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	21/22	22/23	23/24	24/25	25/26	Target & Status 24/25	Target 2026
LL1	% of residents satisfied with the way the council runs things (LG Survey) ¹	Becker	Laura Taylor	No survey	75% (SE 62%)	No survey	69% (LG 55%)	n/a	> LGA average	> LGA average
LL2	Resident's satisfaction with local area (LG survey) ¹	Becker	Laura Taylor	No survey	96% (SE 74%)	No survey	87% (LG 75%)	n/a	> LGA average	> LGA average
LL3	Housing Satisfaction survey scores TSM	Reach	Simon Hendey			78%	76%	78%	n/a	82%

• **Basis of targets:**

LL1 & 2 - Target based on outperforming scores from LG surveys to provide better satisfaction for our residents

LL3 – Target agreed with the TACT board based on benchmarking similar housing providers so as to aim for top quartile performance

• **Footnotes:**

¹ Previous year's data relates to past resident survey responses for equivalent questions.

Practical real-time measures (Quarterly)										
No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q4 - 24/25	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Target 25/26	Status
LL4	Number of respondents to consultations	Becker	Laura Taylor	112	98	1,745	1,526	0	Measure only	n/a

Commentary

LL3 – Overall satisfaction score from annual Tenant Satisfaction Measures survey for 2025/26 was 78% which is 4% below corporate target. 78% is above national benchmarked figure, however we are striving to achieve top quartile satisfaction score. Given the level of service improvement work across the year and the ongoing work planned it was positive to see an increase of 2% compared to the previous year. Action plans are in development linked to TSM scores, working with tenants, colleagues and partners to deliver service plan priorities. We will be commissioning quarterly TSM surveys, so we are better informed across the year of tenant satisfaction and able to respond to this in a timely manner with targeted work as we aim to meet 82% target set.

CAB3551
CABINET

REPORT TITLE: ANNUAL APPOINTMENTS TO CABINET COMMITTEES,
INFORMAL GROUPS AND FORA 2026/27

28 MAY 2026

REPORT OF CABINET MEMBER: CLLR MARTIN TOD, LEADER AND CABINET
MEMBER FOR REGENERATION

Contact Officer: Nancy Graham Tel No: 01962 848 235 Email
ngraham@winchester.gov.uk

WARD(S): ALL

PURPOSE

To make appointments that are required to be made to Cabinet Committees in addition to the Cabinet Informal Groups and other fora for 2026/27. Nominations have been requested from Group Leaders in advance of the meeting.

As this report has been prepared in advance of the Annual Council meeting on 20 May 2026, references to Cabinet Members and their responsibilities are based on arrangements agreed for 2025/26.

In addition, the report seeks the appointment to several Member Champion roles.

RECOMMENDATIONS:

1. That Cabinet considers the appointment to bodies listed in Appendix A to the Report and determines the membership thereof.
2. That Cabinet appoint to the roles of:
 - a) Equality, Diversity and Inclusion Member Champion (paragraph 4.3 refers).
3. That Cabinet appoint a current Councillor(s) to act as a "Sanctuary Champion(s)" from the nomination(s) received (paragraph 4.1 refers).
4. That Cabinet appoint a current Councillor to act as "Armed Forces Champion" from the nomination(s) received (paragraph 4.2 refers).

IMPLICATIONS:

1. Cabinet Committees

- 1.1 The terms of reference of the three Cabinet Committees were reviewed as part of the recent review of the Council's constitution. The delegated and referred matters were revised to ensure consistency of approach across all three committees. The revised terms of reference can be found in Part 3.2 of the [Council's constitution](#).
- 1.2 Appendix A to the Report sets out the requirements for these cabinet committees and any restrictions that these have. It is anticipated that these cabinet committees will continue and three meetings have been scheduled for the Cabinet Committee: Housing with meetings of the Cabinet Committee: Regeneration and Cabinet Committee: Local Plan to be scheduled as required.
- 1.3 Formal Cabinet committees can be appointed with membership drawn from the Cabinet only and can be given delegated powers to make decisions. The terms of reference also include provision for four non-voting members to attend and offer views.
- 1.4 Deputies for Cabinet Committees can be appointed at the chairperson's discretion (Part 3.1, paragraph 7 of the [Council's constitution](#)). In practice, in the event of any member of Cabinet not being available for a meeting of the Cabinet Committee another member of Cabinet may deputise where no conflict arises. Deputies for the non-voting invited councillors can be appointed from any group at the Chairperson's discretion.

2. Open fora

- 2.1 There is currently one open forum - the Carbon Neutrality Open Forum which has been renamed the Climate and Nature Open Forum – and it proposed that this will continue.

3 Major Development Area Fora

- 3.1 The council currently hosts Major Development Area Fora – Kings Barton Forum and West of Waterlooville Forum.
- 3.2 The purpose of these meetings are to enable residents to engage directly with the council, any local town or parish council and the developer. However, the developments are in various stages of build out, and new governance structures have been put in place with a Parish Council at Waterlooville.
- 3.3 The 2023 Constitution Review considered the possible dissolution of the area fora and agreed that they continue until adequate governance was in place with a minimum of six months' notice for dissolution taking into account the

view of local ward councillors. Article 10 of the constitution includes specific reference to the Fora and the mechanism for their dissolution.

- 3.4 **Kings Barton Forum** – It is proposed that the forum continues in 2026/27. There are 753 completions (February 2026). As a result of Local Government Reorganisation, Winchester City Council is undertaking a Community Governance Review of the Winchester Town Forum area. The results from the first stage of the consultation have resulted in a recommendation that a new Parish Council to represent the current Kings Barton development area be established (report LR606 refers). This recommendation will be subject to a second stage of consultation commencing early in the 2026/27 Municipal Year.
- 3.5 **West of Waterlooville Forum** – This MDA crosses both Winchester City Council and Havant Borough Council areas, with the build out continuing on both the Winchester and Havant sides of the scheme. The governance review was completed in 2018 and Newlands Parish Council has now been in place for seven years. Havant Borough Council are making significant investment in regenerating Waterlooville Town Centre and refurbishing the leisure centre.

With the appropriate parish governance arrangements now well established, and exciting new plans coming forwards for the wider area, it is appropriate for this forum to evolve and for community engagement to be led by those councils delivering these next steps, with Winchester City Council taking more of a supporting role. Local Government Reorganisation (LGR) will see the parish of Newlands becoming part of the South East Unitary Council.

4 Member Champion roles

4.1 Sanctuary Champion(s)

This role was established following a notice of motion from Councillor Tippet-Cooper to Council on 12 January 2022. In 2025/26, Councillor Tippet-Cooper was appointed as “Sanctuary Champion”.

Cabinet are asked to confirm the name of the “Sanctuary Champion” for 2026/27 from the nominations received. It is proposed that this appointment continues to be reviewed annually.

4.2 Armed Forces Champion

The Council has previously appointed an “Armed Forces Champion” with Councillor Laming appointed in 2025/26.

Cabinet are asked to confirm the name of the Armed Forces Champion from nomination(s) received. It is proposed that this appointment continue to be reviewed annually.

4.3 Equality, Diversity and Inclusion Member Champion

Following consideration of the Public Sector Equality Duty at Cabinet on 25 January 2022 (report CAB3331 refers), Cabinet agreed to the appointment of an Equality, Diversity and Inclusion Member Champion. In 2025/26, Councillor Bennett was appointed to this role.

Cabinet are asked to confirm the name of the Member Champion from nominations received.

5 Governance arrangements for Local Government Re-organisation

5.1 The formal governance arrangements for Local Government Re-organisation are yet to be established and will be reported in due course.

5.2 In the meantime an internal cross party board has been established, chaired by the Deputy Leader with all Group Leaders as members in addition to one other member from the Administration of the Council (currently Cllr Morris). It is proposed this continues and Appendix A includes this appointment.

5.3 In addition, it is proposed the Leader and/or Deputy Leader continue to represent the Council at any relevant meeting on a cross Hampshire or emerging Unitary basis as required. This will include any voluntary joint committee arrangements that may be agreed between the constituent councils of the Mid-Hampshire Unitary authority.

It is proposed this continues and report CAB3552 elsewhere on the agenda includes this appointment.

6 OTHER OPTIONS CONSIDERED AND REJECTED

6.1 Not to consider making changes to any appointments. This was rejected as it is usual practice at the start of the new municipal year to consider whether any changes are required following the annual council meeting.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3503 – Annual appointments to Cabinet informal groups etc 25/25

Other Background Documents:- None.

APPENDICES:

Appendix A – List of internal appointments to be made by Cabinet 2026/27

NAME OF BODY	NUMBER OF MEMBERS REQUIRED & ANY RESTRICTIONS
CABINET COMMITTEE: HOUSING	<p>The Committee's terms of reference and membership are set out in Part 3.2 of the Council's constitution.</p> <p>Meetings will be held in the Walton Suite beginning at 10.00am and have been scheduled for 6 July, 3 November 2026 and 2 February 2027. Usual visiting councillor and public participation protocols will apply.</p> <p>The membership for 2025/26 was: Cabinet Members – Councillors Reach (Chairperson), Becker & Cutler Non-voting members – Councillors Clear, Horrill, Power and White</p> <p>Recommended 3 voting members – Cabinet Member with responsibility for housing (Chairperson) and 2 other Cabinet members. Plus 4 non-voting members.</p>
CABINET COMMITTEE: LOCAL PLAN	<p>The Committee's terms of reference and membership are set out in Part 3.2 of the Council's constitution.</p> <p>Meetings will be arranged on an ad hoc basis as best fits the development of the Local Plan and be held in the Walton Suite with a usual start time of 10.00am. Usual visiting councillor and public participation protocols will apply.</p> <p>The membership for 2025/26 was: Cabinet Members – Councillors Porter (Chairperson), Learney & Tod Non-voting members – Councillors Brophy, Horrill, Lee, Rutter & Williams,</p> <p>Recommended 3 voting members – Cabinet Member with responsibility for the local plan (Chairperson) and 2 other Cabinet members. Plus 5 non-voting members.</p>

NAME OF BODY	NUMBER OF MEMBERS REQUIRED & ANY RESTRICTIONS
<p>CABINET COMMITTEE: REGENERATION</p>	<p>The Committee’s terms of reference and membership are set out in Part 3.2 of the Council's constitution.</p> <p>Meetings will be arranged on an ad hoc basis as best fits the programme of regeneration work and be held in the Walton Suite with a usual start time of 10.00am. Usual visiting councillor and public participation protocols will apply.</p> <p>The membership for 2025/26 was: Cabinet members - Councillors Tod (Chairperson), Cutler, Learney and Thompson Non-voting members - Councillors Aron, Laming, Godfrey & Lee</p> <p>Recommended 4 voting members – Cabinet Member with responsibility for CWR project (Chairperson) and 3 other Cabinet members. Plus 4 non-voting members.</p>
<p>TACT BOARD</p>	<p>The TACT board was established by Cabinet Committee: Housing on 5 February 2024 (report CAB3434(H) refers).</p> <p>The stated purpose of the board was to -</p> <ul style="list-style-type: none"> • Challenge performance and drive improvements • To hold service and council to account • Learns from experience and knowledge of residents and independent experts <p>It was agreed to consist of 8 members as follows:</p> <ul style="list-style-type: none"> • Cabinet Member with responsibility for housing • Principal opposition member for housing • Two independents (non-councillors) • Four residents <p>The two appointed members agreed for 2025/26 were Councillors Reach and Horrill.</p> <p>Cabinet is asked to confirm the names of the Cabinet Member and opposition party member.</p>

NAME OF BODY	NUMBER OF MEMBERS REQUIRED & ANY RESTRICTIONS
CLIMATE AND NATURE OPEN FORUM (Formerly the Carbon Neutrality Open Forum)	<p>This Open Forum was established in 2020/21 and has met once in 2025/26. It has been agreed with the Cabinet Member that the Open Forum be relaunched as the Climate and Nature Open Forum to reflect the importance of nature to address climate change. The next Open Forum is scheduled to take place on 9 June 2026.</p> <p>It was chaired by the Cabinet Member for Climate Emergency. It was agreed that other councillors and representatives of external partner organisations will form a panel at each meeting to present and take part in the debate.</p> <p>The membership for 2025/26 was Councillor Learney.</p> <p>Recommended one Member – Cabinet Member with responsibility for Climate Change (Chairperson) and a panel of other members and external organisations to be invited depending on the subject matter of the meeting.</p>
EQUALITY, DIVERSITY AND INCLUSION FORUM	<p>The Forum was established by Cabinet in June 2022 (report CAB3343 refers). It was agreed the chair of the Forum would in the first instance be nominated by Cabinet and the group would consist of the shadow Cabinet Member and one representative from each of the other political groups, the Cabinet Member for ED&I the Member Champion for ED&I and lead officers for this area at the council.</p> <p>The membership for 2025/26 was Councillors Becker (Chairperson), Bailey-Morgan, Bennett, Brook, Clear and Langford-Smith (<i>deputies permitted from any group with the agreement of the chair</i>)</p> <p>Recommended 6 Members – Cabinet Member with responsibility for ED&I, Member Champion for EDI, principal opposition group member and one representative from each political group.</p>

<p>WINCHESTER SPORT & LEISURE PARK ADVISORY BOARD</p>	<p>This advisory board was established in 2020/21. This is not a public meeting; it is for partners to come together and review performance.</p> <p>The membership for 2025/26 was Councillors Becker (Chair), Aron, Horrill and Murphy</p> <p>Recommended appoint:</p> <ul style="list-style-type: none"> i. Nominated Cabinet Members (including Cabinet Member with responsibility for WSLP as chairperson) ii. Relevant Ward Councillor(s) iii. Principal opposition group member for sport (non-voting) iv. Representative of the University (non-voting) v. Representative of the Pinder Trust (non-voting) vi. Two officers from Winchester City Council (non-voting) – Strategic Director and contract management role vii. A representative from the management contractor (Non-Voting) <p>Recommended 4 Members – Cabinet Member with responsibility for WSLP (chairperson), Principal Opposition group member for sport and 2 relevant ward members.</p>
<p>CENTRAL WINCHESTER REGENERATION (CWR) PROJECT BOARD</p>	<p>The board was established by Cabinet on 7 February 2023 (report CAB3395(R) refers). This is not a public meeting.</p> <p>Proposed membership:</p> <ul style="list-style-type: none"> a) 2 Cabinet Members and 2 members from the Executive Leadership Board, for the council. b) 4 relevant project directors from the development partner. c) Ex officio members may be included as appropriate (for example, legal or finance colleagues). <p>In 2025/26, the two Cabinet Members appointed were Councillors Tod and Cutler.</p>

**STRATEGIC ASSET PURCHASE
SCHEME BOARD**

Board was established by Cabinet on 7 December 2016 (Report CAB2872 refers). This is not a public meeting.

Proposed membership of Strategic Asset Purchase Board (quorum to be four individuals with at least one Member):

- **Leader of the Council**
- **Cabinet Member with responsibility for Finance**
- **Cabinet Member with responsibility for Estates**
- **Cabinet Member with responsibility for Business**
- Service Lead - Finance
- Corporate Head of Housing
- Corporate Head of Asset Management
- Strategic Director
- Section 151 Officer – final approver of the purchase

In 2025/26, the following Cabinet Members were appointed: Councillors Tod, Cutler, Becker and Thompson

<p>TREASURY INVESTMENT GROUP</p>	<p>This Group was appointed at Council on 11 October 2017 (following recommendation from Audit Committee) with membership as follows:</p> <ul style="list-style-type: none"> • Service Lead - Finance • Cabinet Member (with responsibility for Finance) • One Other Cabinet Member • Chair Of The Audit & Governance Committee • One other Member from the Administration of the Council from the Audit & Governance Committee • Principal opposition group member for finance <p>This is not a public meeting. (The Section 151 Officer, as final decision maker, would not be a member of the TIG).</p> <p>It was further agreed that at a minimum three Members, including the Cabinet Member (with responsibility for Finance), the Chair of the Audit & Governance Committee, the Service Lead - Finance and one further member from the TIG, be consulted with when making an investment decision.</p> <p>In 2025/26, the following members were appointed: Councillors Cutler, Tod, Morris, Chamberlain and Godfrey</p>
<p>LOCAL GOVERNMENT REORGANISATION BOARD</p>	<p>As set out in paragraph 5.2 of the report, an internal cross party board has been established, chaired by the Deputy Leader with all Group Leaders as members in addition to one other member from the Administration of the Council (currently Councillor Morris). This is not a public meeting.</p> <p>It is proposed this continues for 2026/27 and that Cabinet confirms this appointment.</p>

KINGS BARTON FORUM	<p>This Forum was established in 2012/13 and its terms of reference are available on the Council’s website here. Meetings are held virtually via MS Teams with meetings scheduled for 9 July, 7 October 2026 and 1 March 2027.</p> <p>In 2025/26 membership was as follows:</p> <ul style="list-style-type: none">• Winchester City Council - Councillors Cramoysan (Chairperson) Batho, Cunningham, Eve, Godfrey, Morris and Porter (deputies Horrill, Learney and Rutter)• Hampshire County Council – 2 plus deputies (last year Councillors Tod and Warwick with Councillor Ferguson as deputy)• Headbourne Worth Parish Council – 1 plus deputy (last year Councillor Watters)• Littleton & Harestock Parish Council – 1 plus deputy (last year Councillor Tozer) <p>Can be cross-party membership. Recommended seven WCC Councillors (including the Chairperson), plus two deputies.</p>
WEST OF WATERLOOVILLE FORUM	<p>The Forum’s terms of reference are available on the Council’s website here: Meetings are held virtually via MS Teams with meetings scheduled for 18 June, 23 November 2026 and 2 March 2027.</p> <p>In 2025/26, membership was as follows:</p> <ul style="list-style-type: none">• Winchester City Council - Councillors Cutler (Chairperson), Bennett, Chamberlain and Langford-Smith (deputies: Brook and Clear)• Havant Borough Council – 4 (including vice-chair) (last year Councillors Faiz, Harrison (V.Ch) and Robinson (plus one vacancy) Deputies: Bowdell and Harris)• Hampshire County Council – 2 (last year Councillors Brent and Briggs Deputy: Branson)• Parish Council of Newlands – 2 (last year Councillors Crichton and Read Deputy: Berry) <p>Can be cross-party membership. Recommended four WCC Members (including chairperson) with two deputies.</p>

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CAB3552
CABINET

REPORT TITLE: ANNUAL APPOINTMENTS TO OUTSIDE BODIES 2026/27

28 MAY 2026

REPORT OF CABINET MEMBER: COUNCILLOR TOD, LEADER AND CABINET MEMBER FOR REGENERATION

Contact Officer: Nancy Graham Tel No: 01962 848 235 Email ngraham@winchester.gov.uk

WARD(S): ALL

PURPOSE

To make appointments that are required to be made to external bodies for 2026/27 by Cabinet. Nominations have been requested from Group Leaders in advance of the meeting.

Three bodies are appointed by the Scrutiny Committee and these are included in the list at Appendix B for information only.

As this report has been prepared in advance of the Annual Council meeting on 20 May 2026, references to Cabinet Members and their responsibilities are based on arrangements agreed for 2025/26.

RECOMMENDATIONS:

1. That Cabinet make appointments to the vacancies detailed in Appendix A of the Report.
2. That representatives be reminded of their responsibilities whilst representing the Council on an external organisation, as summarised in Paragraphs 1.6 – 1.10 of the report and in the [Guidance regarding serving on Outside Bodies](#).
3. That authority be delegated to the Chief Executive, in consultation with the Leader and the Director (Legal) to agree the terms of reference and any associated procedures of the two voluntary or full joint committees set out in paragraphs 2.5 and 2.6 of the report.

1 SUPPORTING INFORMATION:

- 1.1 Appendix A sets out all the appointments to external organisations that are required to be made for 2026/27. For completeness, it also includes a note of other external organisations where an appointment is not required at this time.
- 1.2 The Monitoring Officer has authority, in consultation with the relevant Member, to appoint a deputy – where this is not included in the automatic nomination above, and where this is acceptable to the external organisation concerned.

A complete list of current Council appointments to external organisations is available on the Council's Website - [here](#).

1.3 New Organisations onto the Council's Nominations List

- 1.4 In May 2016 (report [CAB2801](#) refers), Cabinet also agreed criteria for accepting new organisations onto the Council's nominations list as follows:

Any new organisations accepted for nominations should be characterised in one of the following ways:

- a) *An organisation in which the Council is investing funds: the nomination will help to ensure that these funds are being deployed appropriately, and that the organisation is properly governed and run in order to achieve this;*

Or

- b) *An organisation that is considered by Members to be of significant direct benefit to the Council or to the community of the District, in terms of opportunities for networking, funding, information gathering, partnership working, sharing of best practice, public reputation, lobbying or other corporate interests.*

Or

- c) *An organisation that is considered by Members to provide services or have influence over a large part of the Winchester District and has the potential to affect the lives of large numbers of residents and businesses as a result.*

- 1.5 In addition, the Monitoring Officer has authority to review the applications for inclusion on the list and to put forward to Group Managers any requests which are considered to meet this criterion.

Responsibilities of Council Representatives

- 1.6 Members who take on the role of the Council's nominated representative on an external body should have regard to the likely time commitments that this may have. As a minimum, this should include regular attendance at board meetings (or the equivalent strategic meetings arranged by the organisation).
- 1.7 An effective representative will seek to build the relationship between the Council and the external organisation. This is likely to include:
- Providing regular feedback to the appropriate Cabinet Member and officers, particularly where there may be an emerging concern for the Council or the wider District.
 - Providing information about the Council and the way it operates (e.g. grants, contacts for officers, relevant consultation activities, new policies).
 - Encouraging partnership working with other organisations and with the Council.
 - Attending Member training relating to appointments to external bodies to develop knowledge and understanding of the role.
 - Attending Member training (or other events/meetings) on topics which are relevant to the appointment.
 - Attending suitable sessions run by the organisation outside board meetings to gain a fuller understanding of the organisation's work (e.g. visiting a community facility during the day to see it 'in action', supporting special events or open days).
- 1.8 The 2023 Constitution Review agreed an addition to Article 4 of the Council's Constitution to require that Council would receive reports at least annually, by way of update on the work of representatives to Outside Bodies where powers are conferred to them by the Council (report AG117 refers). This was agreed to include, but not be exhaustive to, Partnership for South Hampshire and South Downs National Park Authority. During the previous year, PfSH updates have been provided by Councillor Tod as part of his general announcements at Council and Councillor Pett also provided an SDNPA update on 14 January 2026.
- 1.9 It is recognised that Members often have many other commitments, and these should be considered before accepting a new appointment. When a Council representative does not fulfil the role effectively, there is potential for reputational damage at both a political and a corporate level.
- 1.10 It is important that Members understand the distinction between the different types of appointment, such as trustee or observer, as this will affect the way they fulfil their duties and the nature of the decisions that they may be asked

to make. There is guidance in the [Guidance regarding serving on Outside Bodies](#).

- 1.11 The lead officer for each group is also shown on the table at Appendix A. This provides a ready point of contact for the member representative. The officer lead will be working closely with the organisation throughout the year particularly with those in receipt of significant Council funding.

2 IMPLICATIONS OF LOCAL GOVERNMENT REORGANISATION (LGR)

- 2.1 Under the LGR timetable, a new mid Hampshire unitary council will be created in May 2028 including the Winchester City Council area except for the Parish of Newlands. A shadow authority will be in place from May 2027.

- 2.2 The council is currently undertaking consultation on a Community Governance Review on whether to parish the existing Winchester town area. If approved, the new parish council is intended to be in place from May 2027.

- 2.3 There are a few existing appointments made in May 2025 which run for three years until May 2028 and there is one appointment which was made in May 2024 for a five year term running until May 2029. These will remain as the Council remains a legal entity until 1 April 2028. Information will continue to be shared with all partners to provide assurance that the City Council will be represented in their organisation through to 2028.

- 2.4 As part of the LGR transition arrangements, the appointments to outside bodies will be considered and the approach to be adopted will be a matter for the Shadow Authority as from May 2027. The new council will be elected in May 2027 and although vesting day is not until 2028, early consideration can be given to external engagement. External organisations will be advised of the changes coming as a result of LGR and notified that the new unitary authority will review its policy for appointments to external bodies at the appropriate time.

2.5 Hampshire and the Solent Combined County Authority Planning Advisory Board (new appointment)

The Council has received notification that at a recent Devolution Legal and Governance Workstream meeting, the appointment of Elected Members to various Hampshire and the Solent Combined County Authority boards was discussed and all Local Planning Authorities have been asked to appoint a Member to the Planning Advisory Board.

This new appointment is therefore included in the list attached as Appendix A to the report and the draft terms of office for this board are attached as Appendix C.

2.6 Mid Hampshire Council joint committee arrangements

It is proposed the Leader and/or Deputy Leader continue to represent the Council at any relevant meeting on a cross Hampshire or emerging Unitary basis as required. This will include any voluntary or full joint committee arrangements that may be agreed between the constituent councils of the Mid-Hampshire Unitary authority.

It is proposed this continues and Appendix A includes this appointment.

2.7 South-East Hampshire voluntary joint committee arrangements

It is proposed the Deputy Leader represent the Council at any relevant meeting on a cross Hampshire or emerging Unitary basis as required. This will include any voluntary or full joint committee arrangements that may be agreed between the constituent councils of the South East Hampshire Council. The relevant cabinet member may attend if the Deputy Leader is unavailable.

Appendix A includes this appointment

2.8 Agreement of Terms of Reference for the Joint Committees

The Terms of Reference for the Joint Committees will in all likelihood follow a common format across Hampshire and Isle of Wight and it is proposed that the agreement of the terms of reference and any associated procedures is delegated to the Chief Executive in consultation with the Leader of the Council and Director (Legal).

3 OTHER OPTIONS CONSIDERED AND REJECTED

- 3.1 To not make appointments for 2026/27. However, this option was rejected because representation on outside bodies is a key element of Members' roles.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3504 – Appointments to outside bodies 25/26

Other Background Documents:- None.

APPENDICES:

Appendix A: List of Council appointments to external organisations

Appendix B: List of Council appointments to external organisations to be made by Scrutiny Committee (for information)

List of WCC appointments to external organisations*

**Only organisations listed in red (italic) text require appointment at this time.*

<u>Organisation</u>	<u>Number of representatives (deputies shown in brackets) and any specific requirements for representatives</u>	<u>Length of appointment</u>	<u>Lead Officer</u>
The Carroll Centre Board of Trustees	Current representative (Observer to the Board of Trustees) is Cllr Becker, with Cllr Wise as deputy, both until May 2028	3 years (May 2028)	Steve Lincoln – Service Lead - Community
<i>Central Hampshire Road Safety Council</i>	<i>1 representative Previously Cllr Westwood</i>	<i>1 year</i>	<i>Campbell Williams – – Corporate Head of Service Place</i>
Citizens Advice Winchester District	1 representative – Cabinet Member with responsibility for grants (Observer) Currently Cllr Becker	3 years (appointed May 2024 until May 2027)	Susan Robbins – Corporate Head of Economy & Community
<i>Hampshire & IOW Local Government Association (HLOWLGA)</i>	<i>2 representatives - Leader and Deputy Leader</i>	<i>1 Year</i>	<i>Laura Taylor – Chief Executive</i>
<i>HCC Annual Meeting regarding public transport issues</i>	<i>1 representative – Cabinet Member with responsibility for Transport</i>	<i>1 Year</i>	<i>Campbell Williams – Corporate Head of Service Place</i>
<i>Hampshire Cultural Trust</i>	<i>1 Trustee – Cabinet Member with responsibility for Culture 1 Observer – previously Cllr Porter</i>	<i>1 Year</i>	<i>Susan Robbins - Corporate Head of Economy & Community</i>

<u>Organisation</u>	<u>Number of representatives (deputies shown in brackets) and any specific requirements for representatives</u>	<u>Length of appointment</u>	<u>Lead Officer</u>
<i>Hampshire Home Choice Board</i>	<i>1 representative (Board Member) – Cabinet Member with responsibility for Housing</i>	<i>1 year</i>	<i>Charlotte Quinn – Service Lead Strategic Housing</i>
<i>Hampshire Rural Forum</i>	<i>1 representative (Forum Member) – Cabinet Member with responsibility for the Economy</i>	<i>1 year</i>	<i>Andrew Gostelow Service Lead – Economy & Tourism</i>
<i>Hampshire and the Solent Combined County Authority Planning Advisory Board</i>	<i>1 representative (Cabinet Member)</i>	<i>1 year</i>	<i>Julie Pinnock Corporate Head of Planning & Regulatory</i>
Hospital of St Cross & Almshouse of Noble Poverty	1 Nominative Trustee - Currently Cllr Clear	5 years (appointed May 2024 until May 2029)	Susan Robbins/Steve Lincoln Corporate Head of Economy & Community/ Service Lead – Community
<i>Housing Ombudsman Complaints Handling Code - Member responsible for complaints</i>	<i>1 representative - Cabinet Member with responsibility for Housing</i>	<i>1 year</i>	<i>Karen Thorburn – Corporate Head of Housing</i>
<i>Local Government Association</i>	<i>2 representatives - Leader and Deputy Leader</i>	<i>1 year</i>	<i>Laura Taylor Chief Executive</i>
<i>Mid-Hampshire Unitary Authority voluntary and full joint committee arrangements</i>	<i>1 representative plus deputy – Leader and Deputy Leader</i>	<i>1 year</i>	<i>Laura Taylor Chief Executive</i>

<u>Organisation</u>	<u>Number of representatives (deputies shown in brackets) and any specific requirements for representatives</u>	<u>Length of appointment</u>	<u>Lead Officer</u>
<i>Partnership for South Hampshire (PfSH) Joint Committee</i>	<i>1 representative plus deputy – Leader and Deputy Leader</i>	<i>1 year</i>	<i>Laura Taylor/Julie Pinnock - Chief Executive/Corporate Head of Planning & Regulatory</i>
<i>PATROL (Parking and Traffic Regulations Outside London) Adjudication Joint Committee</i>	<i>1 representative (Cabinet Member with responsibility for transport/parking)</i>	<i>1 year</i>	<i>Campbell Williams Corporate Head of Service Place</i>
Play to the Crowd	1 Observer Currently Cllr Thompson (as Cabinet Member with responsibility for culture)	3 years (until May 2028)	Susan Robbins – Corporate Head of Economy & Community
<i>Police and Crime Panel</i>	<i>1 representative plus deputy (if required) (Panel Member)</i> <i>Previously Cllr Murphy (deputy Cllr Laming)</i>	<i>4 years (appointed 2025 until May 2029) *to be confirmed annually</i>	<i>Sandra Tuddenham Neighbourhood Services & Community Manager</i>
Portsmouth Water Customer Forum	1 representative (member of customer challenge group) Currently Cllr Wallace	3 years (until May 2028)	David Ingram Service Lead – Public Protection

<u>Organisation</u>	<u>Number of representatives (deputies shown in brackets) and any specific requirements for representatives</u>	<u>Length of appointment</u>	<u>Lead Officer</u>
<i>Project Integra Management Board</i>	<i>1 representative plus deputy (if required) (Board Members) – Cabinet Member with responsibility for Waste Must be Cabinet Members Previously Cllr Cramoysan (deputy Cllr Learney)</i>	<i>1 year</i>	<i>Cheryl Headon Strategic Director Campbell Williams Corporate Head of Service Place</i>
<i>River Hamble Harbour Management Committee</i>	<i>1 representative (voting committee member) plus deputy Previously Cllr V Achwal (deputy Cllr J Williams)</i>	<i>4 years (appointed 2025 until May 2029) *to be confirmed annually</i>	<i>David Ingram Service Lead – Public Protection</i>
South Downs National Park Authority	1 Member of SDNPA (voting as member of the SDNPA & not their appointing body) Must be a WCC Councillor Currently Cllr Pett	4 years (appointed May 2023 until May 2027)	Julie Pinnock Corporate Head of Planning & Regulatory
<i>South East Employers</i>	<i>1 representative – previously automatic appointment for Chair of Audit & Governance Committee (as a representative or if elected as an Executive Committee member)</i>	<i>1 year</i>	<i>Laura Taylor Chief Executive</i>
<i>South East England Councils (SEEC)</i>	<i>1 representative plus deputy – Leader & Deputy Leader</i>	<i>1 year</i>	<i>Laura Taylor Chief Executive</i>

<u>Organisation</u>	<u>Number of representatives (deputies shown in brackets) and any specific requirements for representatives</u>	<u>Length of appointment</u>	<u>Lead Officer</u>
<i>South-East Hampshire Unitary Authority voluntary and full joint committee arrangements</i>	<i>1 representative plus deputy – Deputy Leader and relevant cabinet member</i>	<i>1 year</i>	<i>Cheryl Headon Strategic Director</i>
<i>Southampton International Airport Consultative Committee</i>	<i>2 representatives plus 2 deputies (Panel Members) Cabinet Member with responsibility for Transport plus 1 other rep. and 2 deputies Previously Cllrs Learney & Bennett (deputies Cllrs Pett & Clear)</i>	<i>1 year</i>	<i>David Ingram Service Lead – Public Protection</i>
<i>St John's Winchester</i>	<i>1 nominated trustee Previously Cllr Learney</i>	<i>3 years (until May 2029)</i>	<i>Karen Thorburn – Corporate Head of Housing</i>
Streetreach	1 representative (Observer) Currently Cllr Batho	3 years (appointed until May 2028)	Karen Thorburn – Corporate Head of Housing
<i>Tourism South East</i>	<i>1 representative – Cabinet member with responsibility for Tourism</i>	<i>1 year</i>	<i>Rachel Gander Tourism Marketing & Development Manager</i>
Trinity Winchester	3 representatives (Advisory Committee Members) – currently Cabinet Member with responsibility for homelessness plus Cllrs Horrill and Tippett-Cooper.	3 years (until May 2028)	Charlotte Quinn Service Lead – Strategic Housing

<u>Organisation</u>	<u>Number of representatives (deputies shown in brackets) and any specific requirements for representatives</u>	<u>Length of appointment</u>	<u>Lead Officer</u>
<i>Unit 12 CIC (formerly Integr8 CIC)</i>	<i>1 representative - Observer (Cabinet Member with responsibility for the Community)</i>	<i>3 years (until May 2028) (confirmed annually)</i>	<i>Steve Lincoln Service Lead - Community</i>
<i>Venta Living Ltd (the Council's housing company)</i>	<i>Two company directors Previously Cllrs Batho & Pett</i>	<i>1 year</i>	<i>Simon Hendeby Strategic Director</i>
<i>Welborne Community Forum</i>	<i>One representative. Established by Fareham Borough Council in 2022 with terms of reference as set out on their website. Previously Cllr Chamberlain</i>	<i>1 year</i>	<i>Julie Pinnock Corporate Head of Planning & Regulatory</i>
<i>WinACC</i>	<i>1 Observer – Cabinet Member with responsibility for Climate Change</i>	<i>1 year</i>	<i>Richard Smith Service Lead – Sustainability and Natural Environment</i>
<i>Winchester Business Improvement District (BID)</i>	<i>1 representative – Cabinet Member with responsibility for Economy</i>	<i>1 year</i>	<i>Susan Robbins - Corporate Head of Economy & Community</i>
Winchester Charity School Education Foundation	Up to 2 trustees Currently Cllrs V Achwal & Latham	3 years (appointed May 2024 until May 2027)	David Blakemore Democratic Services Team Manager
<i>The Winchester Beacon (formerly Winchester Churches Night Shelter)</i>	<i>1 representative (Board member) – Cabinet Member with responsibility for homelessness</i>	<i>3 years (confirmed annually)</i>	<i>Charlotte Quinn Service Lead – Strategic Housing</i>

<u>Organisation</u>	<u>Number of representatives (deputies shown in brackets) and any specific requirements for representatives</u>	<u>Length of appointment</u>	<u>Lead Officer</u>
Council for the Protection of Rural England (CPRE) Hampshire Planning and Policy Committee	1 representative (Co-opted non-voting member of Planning & Policy Group) Currently Cllr Small.	3 years (appointed May 2024 until May 2027)	Julie Pinnock Corporate Head of Planning & Regulatory
Winchester Excavations Committee	1 corporate trustee Currently Cllr Clear	3 years (until May 2028)	Daniel Ayre – Historic Environment Team Leader
Winchester Housing Trust	1 Observer Currently Cllr Batho	3 years (appointed May 2024 until May 2027)	Karen Thorburn – Corporate Head of Housing
<i>Winchester Sports Stadium Management Committee</i>	<i>2 representatives (1 must be Cabinet Member with responsibility for Sport) Previously Cllrs Becker & Clear</i>	<i>1 year</i>	<i>Laura Jones - Contracts Manager</i>
<i>Winchester Welfare Charities</i>	<i>2 trustees – only one due for re-appointment: Previously Cllr V Achwal (until May 2026)</i> Other representative (Cllr Gordon-Smith) appointed until May 2028	<i>4 years</i>	<i>David Blakemore – Democratic Services Team Manager</i>

List of WCC appointments to external organisations to be made by Scrutiny Committee (for information only)

<u>Organisation</u>	<u>Number of representatives (deputies shown in brackets) and any specific requirements for representatives</u>	<u>Length of appointment</u>	<u>Lead officer</u>
Centre for Governance and Scrutiny (CfG&S) Network. <i>(officers are liaising with South East Employers regarding a possible Regional Scrutiny Network – which may supplement the existing CfG&S Network)</i>	1 representative Previously former councillor Brook.	1 year – to be appointed by Scrutiny Committee	Matthew Watson Democratic Services Officer
Portsmouth City Council – Health Overview & Scrutiny Panel	Previously Cllr Bennett (deputy Cllr Williams)	1 year – to be appointed by Scrutiny Committee.	David Blakemore Democratic Services Team Manager
PfSH Overview & Scrutiny Committee	1 representative plus deputy Previously Cllr Power (deputy Cllr Batho)	1 year – to be appointed by Scrutiny Committee	Julie Pinnock Corporate Head of Planning & Regulatory

Terms of Reference (draft)

Planning Advisory Board

The Planning Advisory Board will seek to provide strategic oversight and guidance on housing policy, spatial planning, and infrastructure development across the Hampshire and Solent region for approval by the HSCCA Board. The Planning Advisory Board is accountable to the Combined County Authority and supports the delivery of regional housing and planning priorities.

Membership

The membership of the Planning Advisory Board shall consist of:

- A member from each constituent authority (two for Hampshire County Council).
- An elected member from each of the local planning authorities and national park authorities within the area of the MCCA.

Chairing the Committee

The Chair of the Planning Advisory Board shall be appointed annually and shall be one of the constituent members of HSCCA Board and replaces that authority's representative.

Quorum

The quorum will be 9 members.

Voting

Any matters that are to be recommended by the Planning Advisory Board are to be decided by consensus where possible.

The Chair does not exercise a casting vote.

Frequency

There will be a minimum of four Planning Advisory Board meetings each municipal year.

Planning Advisory Board meetings shall be held in public with provision for public participation.

Functions

The Planning Advisory Board will take a lead on and advise the Combined County Authority on the following priorities, subject to the committee exercising these functions in accordance with the strategic and budgetary framework agreed by the Combined County Authority:

- Overseeing the production of and consultation around the Spatial Development Strategy.
- Increasing the supply, diversity, and affordability of housing across the region.
- Supporting sustainable and inclusive communities through strategic planning.
- Aligning housing delivery with transport, employment, and environmental objectives.
- Promoting innovation in housing design, construction, and energy efficiency.
- Facilitating collaboration between local authorities, developers, and housing providers.

Review

The terms of reference are to be reviewed on an annual basis by the Planning Advisory Board.

The role and arrangements of the Planning Advisory Board will be reviewed on an annual basis by the Combined County Authority.

Document Version Control	
Municipal Year:	
Version:	
Document approved by:	
Date:	
To be of effect from:	

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Forward Plan of Key Decisions

1 June 2026 – 31 August 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 . **[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.

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	Leisure Centre VAT Treatment and Proposed Transition to Agency Operating Arrangements	Cabinet Member for Healthy Communities	Yes	All Wards	Susan Robbins	Cabinet report	Cabinet	Jun-26	17-Jun-26	Part exempt 3
2	Land transaction (if required)	Cabinet Member for Regeneration	Yes	All Wards	Geoff Coe	Cabinet report	Cabinet	Jun-26	17-Jun-26	Part exempt 3
3	Homelessness, Rough Sleeping and Domestic Abuse Grant spending plan	Cabinet Member for Healthy Communities	Yes	All Wards	Charlotte Quinn	Cabinet report	Cabinet Committee: Housing	Jul-26	6-Jul-26	Open
4	Private Sector Housing Enforcement Policy and Civil Penalties Policy	Cabinet Member for Healthy Communities	Yes	All Wards	Charlotte Quinn	Cabinet report	Cabinet Committee: Housing	Jul-26	6-Jul-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
5	Property Services update	Cabinet Member for Good Homes	Yes	All Wards	Karen Thorburn	Cabinet report	Cabinet Committee: Housing	Jul-26	6-Jul-26	Open
6	Winchester Sport and Leisure Park improvements	Cabinet Member for Healthy Communities	Yes	All Wards	Steve Lincoln	Cabinet report	Cabinet	Jul-26	14-Jul-26	Open
Section B										
Decisions made by individual Cabinet Members										
	Mobility Scooter Policy	Cabinet Member for Good Homes	Yes	All Wards	Karen Thorburn	Cabinet Member decision report	Cabinet Member for Good Homes Decision Day	Jun-26	17-Jun-26	Open
8	Tenancy Fraud Policy	Cabinet Member for Good Homes	Yes	All Wards	Karen Thorburn	Cabinet Member decision report	Cabinet Member for Good Homes Decision Day	Jun-26	17-Jun-26	Open
9	No Access Policy	Cabinet Member for Good Homes	Yes	All Wards	Karen Thorburn	Cabinet Member decision report	Cabinet Member for Good Homes Decision Day	Jun-26	17-Jun-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 C

Decisions made by Officers

10	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	Jun-26	Jun-26	Open
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Section D

Proposed budget timetable 2027/28

**Not classed as key decisions as final decision taken by full Council*

11	General Fund Budget Options & Medium Term Financial Strategy	Cabinet Member for Finance and Transformation	Yes	All Wards	Liz Keys	Cabinet report	Cabinet	Nov-26	18-Nov-26	Open
12	HRA Business Plan & Budget Options	Cabinet Member for Good Homes	Yes	All Wards	Liz Keys	Cabinet report	Cabinet	Nov-26	18-Nov-26	Open
13	General Fund Budget 27/28*	Cabinet Member for Finance and	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-27	11-Feb-27 24-Feb-27	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
		Transformation								
14	Housing Revenue Account (HRA) Budget 27/28*	Cabinet Member for Good Homes	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-27	11-Feb-27 24-Feb-27	Open
15	Capital Investment Strategy 27-37*	Cabinet Member for Finance and Transformation	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-27	11-Feb-27 24-Feb-27	Open
16	Treasury Management Strategy 27-28*	Cabinet Member for Finance and Transformation	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-27 Feb-27	11-Feb-27	Open

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