Public Document Pack

Meeting	The Scrutiny Committee
Date and Time	Monday, 7th September, 2026 at 6.30 pm.
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

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

A limited number of seats will be made available at the above-named location however attendance must be notified to the council at least 3 working days before the meeting (5pm Tuesday, 1 September 2026). Please see below for details on how to register to attend. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

AGENDA

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

2. **Declarations of Interests**
   To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

   Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs) and non-registerable interests (NRIs) in accordance with the Council's Code of Conduct.

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

3. **Chairperson's Announcements**

4. **Minutes of the meeting of the 19 August 2026** (Pages 7 - 16)
   That the minutes of the meeting be signed as a correct record.

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

Members of the public and visiting councillors may speak at the committee, provided they have registered to speak three working days in advance. Please complete this form (https://forms.office.com/r/Y87tufaV6G) by 5pm on the 1st September 2026 or call (01962) 848 264 to register to speak and for further details.

6. **Former RPLC Site Disposal Decision** (Pages 17 - 66)
RECOMMENDATION:

It is recommended that Scrutiny Committee comment on the proposals within the attached cabinet report, ref CAB3571 which is to be considered by Cabinet at its meeting on 9 September 2026.

NOTE
This report contains exempt appendices (Appendix C, D, E & F), if members wish to discuss any part of these, then the procedure under agenda item 6a (below) applies.

6a **Former RPLC Site Disposal Decision Exempt Papers** (Pages 67 - 122)

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.

7. **Q1 Finance & Performance monitoring** (Pages 123 - 178)
RECOMMENDATION:

That the Scrutiny Committee raises with the Deputy Leader or relevant Cabinet Member any issues arising from the information in this report, ref CAB3569, which is being presented to Cabinet on 9 September and considers whether there are any items of significance to resolve or to be drawn to the attention of Cabinet.

8. **Housing Revenue Account 2025/26 outturn** (Pages 179 - 204)
RECOMMENDATION:

It is recommended that the committee scrutinise and comment on the proposals within the attached draft cabinet report, ref CAB3568 which is to be considered by cabinet at its meeting on the 9 September 2026.

9. **General Fund outturn 2025/26** (Pages 205 - 238)
RECOMMENDATION:

It is recommended that the committee scrutinise and comment on the proposals within the attached draft cabinet report, ref CAB3567 which is to be considered by cabinet at its meeting on the 9 September 2026.

10. **Committee Work Request: Leisure Contract Performance and Outcomes Review** (Pages 239 - 242)
RECOMMENDATION:

Following discussion at a previous meeting, a work programme request has been drafted and attached to this agenda regarding this topic. The Scrutiny Committee is asked to consider the request and if supported to establish a time-limited Task & Finish Group to conduct a focused review.

It is suggested that the committee consider a Task & Finish group comprising of four Members plus the relevant Cabinet member (X2 Liberal Democrat Group, X1 Green & Ind Group, and X1 Conservative Group).

11. **To note the committees current Work Programme.** (Pages 243 - 244)
The latest version of the committee work programme can be found here:
https://democracy.winchester.gov.uk/mgPlansHome.aspx?bcr=1

12. **To note the latest Forward Plan of Key Decisions** (Pages 245 - 254)

Laura Taylor
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's Website and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.

27 August 2026

Agenda Contact: Matthew Watson, Democratic Services Officer
Tel: 01962 848 317 Email: mwatson@winchester.gov.uk

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

THE SCRUTINY COMMITTEE – Membership

Chairperson: Councillor: Wallace **Vice Chairperson**: Councillor Horrill

Committee Members.
Councillors:
Pett
Power
Laming
Murphy
Batho
Clear
Gordon-Smith

Quorum = 3 Members

Relevant Cabinet Members
Having regard to the content of the agenda, the Chairperson requests that The Leader and all relevant Cabinet Members attend meetings of the committee

Public Participation
A public question and comment session is available at 6.30pm for a 15-minute period. There are few limitations on the questions you can ask. These relate to current applications, personal cases and confidential matters. Please contact Democratic Services on 01962 848 264 at least three days in advance of the meeting (5pm Tuesday, 1 September 2026) for further details. If there are no members of the public present at 6.30pm who wish to ask questions or make statements, then the meeting will commence.

Filming And Broadcast Notification
This meeting will be recorded and broadcast live on the Council's YouTube site.and may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the Council's website. Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Voting
1. Apart from the Chairperson, every member has one vote when a matter before the meeting requires a decision.
2. In the event of an equality of votes, the Chairperson may exercise a casting vote and that vote may be exercised in any way seen fit.
3. A member may abstain from voting or vote differently from how they may have indicated during the debate, without further explanation.
4. The way each member voted will not be recorded in the minutes, unless a motion to have a recorded vote has been passed.

Terms Of Reference
Included within the Council's Constitution (Part 3, Section 2) which is available here

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THE SCRUTINY COMMITTEE

Wednesday, 19 August 2026

Attendance:

Councillors
Wallace (Chairperson)

Horrill	Batho
Power	Clear
Laming	Gordon-Smith
Murphy	

Apologies for Absence:

Councillor Pett

Deputy Members:

Councillor V Achwal (as deputy for Councillor Pett)

Other members in attendance:

Councillors Lee, Cutler, Godfrey, Reach and Tod

Video recording of this meeting

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1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for the meeting were noted as above.

2. **DECLARATIONS OF INTERESTS**

Councillor Batho and Councillor Clear declared a disclosable pecuniary interest due to their roles as Hampshire County Councillors. However, as there was no material conflict of interest, they remained in the room and spoke under the dispensation granted by the Monitoring Officer.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

The Chairperson advised that the previously proposed agenda item relating to River Park Leisure Centre disposal had been rescheduled to the 7th September 2026 meeting of the committee.

4. **MINUTES OF THE MEETING OF THE 26 MAY 2026**

RESOLVED:

That the minutes of the previous meeting held on 26 May 2026 be approved and adopted.

Note. Councillor Pett had previously asked if officers could follow up on the actions agreed at the meeting of the committee on the 4th of March 2026 regarding the Community Safety Update.

5. **PUBLIC PARTICIPATION**

Ian Tait, Lin Mellish, Councillor Stephen Godfrey, and Councillor Danny Lee addressed the committee regarding the agenda item - St. Peter's Car Park: Proposed Affordable Housing Scheme. A summary of their contributions were captured within the agenda items below.

Ian Tait, Councillor Stephen Godfrey, and Councillor Danny Lee addressed the committee regarding the agenda item - Central Winchester Regeneration (CWR) - Updated Business Case. A summary of their contributions were captured within the agenda items below.

6. **ST. PETER'S CAR PARK: PROPOSED AFFORDABLE HOUSING SCHEME**

The Chairperson invited the members of the public and visiting councillors to address the committee, and a summary of their comments were as follows.

1. Ian Tait addressed the committee. He supported the proposals but questioned the provision of limited parking, suggesting that city centre residents could live without cars. He noted local opposition and emphasised the need for community and ward councillor support, referencing past failed schemes and questioned whether the council should manage the project or seek alternative delivery routes.

2. Lin Mellish addressed the committee. She expressed a preference for council housing with social rents rather than affordable housing, noting that the original intention was for council homes. She stated that the lack of parking would make the homes difficult to let due to unreliable public transport and suggested that displaced vehicles would increase traffic, concluding that whilst she wants homes, we need car parks and this the car park should remain.

3. Councillor Stephen Godfrey addressed the committee. He highlighted three risks: the potential for cost overruns on the design budget making the homes unaffordable, the displacement of current car park users and the lack of alternative spaces, and the risk of flooding on the site, noting a previous failure to build a school there for that reason.

4. Councillor Danny Lee addressed the committee. He supported the use of the brownfield site for affordable housing but questioned the financial assumptions, asking for quantified evidence regarding displaced parking revenue. He sought clarification on the uncommitted balance of Section 106 affordable housing funds, the actual available and eligible funds, whether the expenditure would be released in stages, the value for money of the design and build contract, and the risk of abortive expenditure given Local Government Reorganisation and suggested to accelerate the project or provide an additional gateway decision point in order to minimise this risk.

Councillor Mark Reach, Cabinet Member for Good Homes introduced the report, ref CAB3565, which set out proposals regarding expenditure for professional fees to develop the scheme. The introduction included the following points:

1. The report sought a capital expenditure of £480,000 for professional fees to develop the scheme, which contributed to the target of 1,000 affordable homes by 2032.
2. The site was included in the Local Plan for housing, and the current proposal aimed to deliver approximately 44 homes, consisting of one and two-bedroom flats and three-bedroom townhouses.
3. The site was sustainable, though groundwater and flood risks required assessment during the pre-planning stage.
4. The reduction of city centre parking aligned with council strategy, and alternative parking provision was available nearby and at park and ride sites.
5. The tenure type was yet to be finalised, but he believed that there was an opportunity to deliver social housing and shared ownership units.

The Chairperson suggested that the Committee consider the following points during discussion on the item:

1. That the principle of residential development on the site was established through the adopted Local Plan.
2. That the committee was not being asked to approve construction, but rather to scrutinise the next stage of work, including surveys, design, and planning application preparation.
3. That the committee should consider the overall financial position, the impact of displaced parking on council finances, and key delivery risks such as flooding, archaeology, and ground conditions.
4. That the final business case would be considered in the context of local government reorganisation, requiring the proposed work to provide sufficient information for a future authority to make an informed decision.

The committee was recommended to comment on the proposals within the attached report, ref CAB3565, which was to be considered by cabinet at its meeting on 25 August 2026. The committee proceeded to ask questions and debate the report. In summary, the following matters were raised:

1. A question was asked regarding the £480,000 expenditure and how members could be satisfied it was proportionate when no overall financial business case was provided. A further question was asked whether the £480,000 would be released through defined project gateways and if members would have an opportunity to review progress before the full amount was committed.
2. A question was asked regarding the strategy and criteria used to bring sites forward, and the decision process, as it was understood that this project was not on the list at the July Cabinet Housing Committee. A further question was asked if the decision criteria could be provided to members.

3. Further clarification was sought regarding viability costs, in relation to biodiversity net gain (BNG), public realm maintenance, security risks, and ventilation in the flats.
4. A question was asked about how the transfer of the site from the General Fund was assessed and whether the potential increase in site value upon receiving planning consent was included in the viability assessment.
5. Further clarification was sought on what controls, milestones, and reporting arrangements would be in place to ensure value for money and limit abortive expenditure.
6. A question was asked regarding flooding in the area, specifically water coming up through the drains, and whether the budget for initial investigations was sufficient to cover this issue.
7. Clarification was sought regarding the justification for increasing the proposed units from 30 in the Local Plan to 44, and whether there would be further consultation with residents. Further to this, it was asked if this point could be taken back to the planning cabinet member.
8. A question was asked regarding what assurance could be provided that the £480,000 would not be wasted if a successor council decided not to take the scheme forward following local government reorganisation.
9. It was asked whether it would be acceptable to implement stage payments for the fees to manage risks.
10. Clarification was sought as to why the land was not part of the Housing Revenue Account (HRA) at the time it was originally identified for social housing.
11. Further information was requested regarding how the financial figures in the exempt appendix were constructed and whether there was input from professionals.
12. A question was asked regarding parking and deliveries, and how delivery drivers and carers would be accommodated given the lack of parking on site.
13. Further information was asked about housing need, and whether the model of provision matched the need for central Winchester accommodation, including for one-bedroom households.

The committee agreed to move into an exempt session to consider the exempt appendix, during which further questions were raised which included the following: public rights of way and flooding considerations, professional survey fees, HRA borrowing limits and assurance regarding budget estimates, the inclusion of archaeology costs, and a request for a project plan that would highlight key points and expenditure.

These points were responded to by Councillor Mark Reach, Cabinet Member for Good Homes, Councillor Martin Tod, Leader and Cabinet Member for Asset Management, Simon Hendey, Strategic Director, Liz Keys, Director (Finance) and Caroline Egan, Service Lead New Homes Delivery accordingly.

RESOLVED:

That the committee supported further investigation of the site for affordable and social housing and agreed to request that the following points be considered by cabinet:

a) That the final business case sets out the total estimated development costs, the valuation and transfer arrangements relating to the site, all funding sources, subsidy requirements, expected rental income, borrowing requirements, the impact on HRA borrowing capacity and long-term HRA business plan sustainability, and sensitivity analysis for key risks.
b) That the final business case provides an assessment of the impact on parking provision, parking income, and any consequential effects on the general fund.
c) That the final business case includes an assessment of site-specific risks identified through the investigation phase, including archaeology, groundwater, flood risk, contamination, and any associated mitigation measures, together with an explanation of the impact of those risks on scheme viability, affordability, and delivery timescales.
d) That cabinet receives a decision point before the planning application is submitted, setting out estimated development costs, funding sources, and subsidy requirements, together with decision gateways at which the continuing viability and affordability of the scheme can be reviewed before further expenditure is committed.

7. **CENTRAL WINCHESTER REGENERATION (CWR) - UPDATED BUSINESS CASE**

The Chairperson invited the members of the public and visiting councillors to address the committee, a summary of their comments were as follows.

1. Ian Tait addressed the committee. He raised concerns regarding the lack of affordable housing on the site and the deteriorating commercial viability of the scheme. He questioned the definition of "Winchesterness" and expressed doubts about meeting the planning longstop dates and suggested that the council should consider aborting the development agreement and selling the site outright.

2. Councillor Stephen Godfrey addressed the committee. He challenged the assertion that there were no other options worth considering and highlighted that the business case ignored £25 million in sunk costs and a £650,000 annual loss in rental income. He raised concerns about the scheme's marginal viability, its vulnerability to construction cost increases, and the lack of affordable housing, use of CIL, a hotel, and community space, passages that lead nowhere, no new jobs. He urged the committee to ensure the whole district benefited from the investment.

3. Councillor Danny Lee addressed the committee. He asked what sensitivity tests had been undertaken to recover some affordable housing and questioned the council's total financial exposure, including St Clements Surgery and proposed car park acquisitions. He also sought clarification on the benefit to cost ratio, including the assumption of a 5% footfall increase despite the loss of the hotel, and asked when energy and climate resilience commitments would become measurable specifications. He raised implications around the very recent National Planning Policy Framework (17.08.26).

Councillor Martin Tod, Leader and Cabinet Member for Asset Management, introduced the report, ref CAB3570, which included the following points:

1. Cabinet would be asked to approve the submission of the planning application as outlined in Appendix D. A separate decision, outside of the business case, concerned the lease and access of the Marks & Spencer car park to enable necessary bus infrastructure.
2. The project had experienced a lengthy progression dating back to the 1990s, including a previous scheme between 2005 and 2016 that had focused on financial returns and was discontinued due to lack of public and member support.
3. The Supplementary Planning Document (SPD) made deliberate policy choices prioritising community and resident needs over profit maximization; and that internal viability assessments in 2018 had established that recovering land assembly costs alongside delivering affordable housing was not feasible under those constraints.
4. The council had set ambitious environmental standards exceeding national requirements and had made commitments, such as opening up waterways which carried financial implications.
5. Unforeseen global and national economic pressures, including conflicts affecting fuel and energy prices, had caused construction inflation to outpace development values fivefold since 2021.
6. Winchester faced greater difficulty accessing central government funding compared to past assumptions but whilst development projects across the country were being delayed or halted, Winchester was notable in continuing to progress its scheme.
7. The financial position was not final, and the council continued to explore avenues to improve viability, including potential government grants for regeneration and social housing.
8. The council remained committed to affordable housing and would continue working to deliver affordable homes where funding and viability permitted.
9. The proposed scheme delivered on core civic ambitions, creating a well-connected, pedestrian-friendly space integrating homes,

workplaces, cultural facilities, open public realm, restored waterways, and high environmental standards.

10. That inaction or halting the project was not viable, and it was appropriate to proceed to the next stage by submitting the planning application.

Matt Woolger (Jigsaw) provided a further introduction and presentation which included the following points:

1. That the core team at Jigsaw was supported by approximately 60 people across 25 consultancies working on the project weekly, with around 50 reports under preparation, approximately 100 drawings in draft development, and over 100 suppliers supporting the project.
2. The scheme proposed the delivery of 234 new homes featuring a varied mix of sizes and types, to provide accessible entry points for city centre living.
3. The development incorporated 3,631 square metres of commercial floor space to generate new employment, mixed-age children's play areas, and 6,600 square metres of new public realm, including a new space named Woolstaplers Square.
4. The river running through the bus station site would be de-culverted to establish "New Abbey Mill Lane" as an attractive pedestrian route, alongside the planting of 64 new trees, representing a 700% increase on site.
5. Key heritage assets, including Kings Walk, the former Antiques Market, and Coitbury House, would be retained.
6. The scheme was designed to be car-free, except for necessary blue badge parking, and would provide 587 cycle spaces alongside improved bus infrastructure.
7. The climate resilience and energy strategy proposed air-to-air heat pumps offering "temperature lopping" to assist with cooling.
8. Phase 1 covered the area bounded by Middle Brook Street, Friarsgate, Tanner Street, and Silver Hill, introducing new alleyways to make the block permeable and reopening access to all sides of the former Antiques Market, including the removal of an existing toilet block extension.
9. Phase 2 covered the bus station area, featuring pedestrianised spaces alongside an emergency and deliveries-only route along the de-culverted river, controlled via bollards and booking slots.

To guide the discussion, the Chairperson suggested questioning be directed toward helping the committee decide between three potential conclusions for Cabinet:

1. Determining if the revised scheme still delivered sufficient public value to proceed as planned.
2. Identifying the specific risks, trade-offs, and operational changes Cabinet had to be mindful of before taking a decision.
3. Assessing whether the lost elements were so fundamental that Cabinet should reconsider the entire underlying proposition.

The Chairperson also emphasised that the committee's role was not to make the final decision on the scheme, but to scrutinise the evidence and provide Cabinet with clear issues and considerations to inform their discussion of the report at its meeting on 25 August 2026.

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

1. A question was asked regarding the receipt of council tax and business rates income, and whether this was modelled within the business case.
2. Further clarification was sought on the costs and time impacts associated with the compulsory purchase option.
3. A question was asked whether there was tracking of both the capital and revenue financial impacts, including lost income throughout the development process.
4. Clarification was requested on what element(s) of the original proposition would need to be removed before officers concluded that the scheme did not represent value for money.
5. Further clarification was sought on the viability of the hotel and whether the issue was a lack of demand or the cost of the build.
6. Additional clarification was requested on why affordable housing could not be provided on a council-owned project.
7. A question was asked about what specific factors in Winchester were keeping this scheme viable and maintaining confidence when similar schemes elsewhere were not proceeding.
8. Further clarification was sought on what was considered to be the single greatest risk to the successful delivery of the scheme.
9. Further information was requested regarding the proposed bus stop on Tanner Street and the requirement to take car parking space from the Marks & Spencer area.
10. Clarification was requested on why the potential use of Compulsory Purchase Orders (CPOs) was being considered on this occasion.

11. A question was asked about the future likelihood of affordable housing being included in the scheme if the financial position improved.

The Committee agreed that it did not need to move into private session to review the exempt appendix.

These points were responded to by Councillor Martin Tod, Leader and Cabinet Member for Asset Management, Councillor Neil Cutler, Deputy Leader and Cabinet Member for Finance and Performance, Simon Hendey, Strategic Director, Liz Keys, Director (Finance), Nick Walford (31ten), Ken Baikie, Director of Regeneration and Matt Woolger (Jigsaw) accordingly.

RESOLVED:

The committee agreed the following comments and recommended:

1. That Cabinet consider and record whether the regeneration benefits of the revised scheme continue to justify the level of public investment, acknowledging the significant changes to the business case including the loss of affordable housing, hotel accommodation, capital receipt, and replacement income.
2. That Cabinet consider the financial implications of the project, including the loss of existing income streams, the additional CIL contributions, and the absence of a capital receipt.
3. That Cabinet continues to look for opportunities to improve the business case and maximise public benefit, including the potential reintroduction of affordable housing.

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

The Chairperson reported on several issues regarding the work programme as summarised below.

The September meeting would include:

a) River Park Leisure Centre disposal
b) Housing Revenue Account and General Fund outturn
c) Q1 Finance and Performance monitoring. This item is expected to focus on the Greener Faster programme, excluding recycling, waste and nutrient mitigation due to separate or previous scrutiny activity.

Other Items.

a) Abbey House and Guildhall. This was planned for discussion at the Economy and Housing Policy Committee in September 2026.
b) Planning enforcement follow-up. A separate update would be provided to clarify arrangements.
c) Emerging Local Plan. Officers had advised of limited scrutiny scope this municipal year due to the prescribed process. An all-member briefing is being considered initially.

d) Proposed Leisure Contract Review. A working group was proposed to review contract performance, including performance against the business case, and accessibility/ease of use amongst other matters. The Chairperson agreed to discuss the best review mechanism with officers.

RESOLVED:

That the latest version of the work programme (which can be found here https://democracy.winchester.gov.uk/mgPlansHome.aspx?bcr=1) be noted.

9. **TO NOTE THE LATEST FORWARD PLAN OF KEY DECISIONS**

RESOLVED

That the latest Forward Plan of Key Decisions be noted.

The meeting commenced at 6.30 pm and concluded at 9.55 pm

Chairperson

SCRUTINY COMMITTEE

REPORT TITLE: FORMER RPLC SITE DISPOSAL DECISION 7 SEPTEMBER 2026 REPORT OF CABINET MEMBER: Councillor Kathleen Becker - Cabinet Member for Healthy Communities Contact Officer: Emma Taylor Tel No: 07745 736322 Email: etaylor@winchester.gov.uk WARD(S): ST BARTHOLOMEW

RECOMMENDATION: It is recommended that Scrutiny Committee comment on the proposals within the attached cabinet report, ref CAB3571 which is to be considered by Cabinet at its meeting on 9 September 2026.

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REPORT TITLE: FORMER RPLC SITE DISPOSAL DECISION

9 SEPTEMBER 2026

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

Contact Officer: Emma Taylor Tel No: 07745 736322

Email: etaylor@winchester.gov.uk

WARD(S): ST BARTHOLOMEW

PURPOSE

In July 2025 (CAB3466) Cabinet approved the marketing of the former River Park Leisure Centre (RPLC) site with approval of the preferred bidder subject to further Cabinet approval.

The disposal will secure investment into the site that will enable it to be brought back into active use providing meaningful community and recreational benefit.

This report sets out the marketing, bidding and evaluation process undertaken. It also advises Cabinet that no representations were received in response to the disposal notice advertised in line with the statutory process under Section 123 (2A) of the Local Government Act 1972.

Following the evaluation process, it is considered that the Sea Lanes bid which will provide:

- Outdoor pool
- Three outdoor padel courts
- Sauna
- A publicly accessible dry-side space, including a cafe/restaurant
- Integrated landscape improvements
- A fully accessible free to use splash pad

offers the best consideration to the Council. It is therefore recommended that the Council disposes of the long lease to Sea Lanes, subject to the satisfaction of specified conditions, including compliance with the policies of the Winchester District Local Plan 2020-2040, adopted by Winchester City Council on 24 March 2026.

This decision is being made in the best interests of the district's residents, visitors and businesses, ensuring the long-term benefits and sustainable development of the former River Park Leisure Centre site and the district as a whole.

RECOMMENDATIONS:

That Cabinet:

1. **Approve the selection of Sea Lanes as the preferred bidder** for the redevelopment of the former RPLC site.

2. **Approve the entering into of an Option Agreement with Sea Lanes for a period of 12 months,** with provision for an extension in exceptional circumstances, to enable the preparation and submission of a planning application for the proposed development.

3. **Approve the entering into of an Agreement for Lease with Sea Lanes**, subject to the terms and conditions of the Option Agreement being satisfactorily met, to allow time for planning consent to be secured and funding arrangements to be confirmed.

4. **Approve the grant of a long leasehold interest of 250 years to Sea Lanes**, subject to the terms and conditions of the Agreement for Lease being satisfactorily met.

5. **Delegate authority to the Strategic Director, in consultation with the Director of Legal Services, to negotiate and agree the final terms and enter into all necessary legal agreements** required to give effect to the above recommendations.

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. The proposals received will all have varying carbon emissions e.g. a heated lido is likely to have the highest operational energy due to water heating but moderate embodied carbon. The Council will work with the developer to ensure it is built to be as sustainable as possible in construction and operation, working to achieve a net zero position, and generate a positive social and environmental impact.

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.

1.3 Healthy Communities
At all times free public access to the green space on River Park and the Skate Park would be maintained. There will be no impact on the surrounding green space whether park, playing area or tennis courts; this is wholly out of scope. Likewise, the indoor bowling green will be maintained. The preferred proposal is the development of a health and wellbeing hub. With growing recognition of the physical and mental health benefits of outdoor swimming, the proposal puts wellbeing at the heart of the visitor experience. Swimming would be complemented by facilities such as saunas, padel and social spaces, providing a destination that promotes health, relaxation and social interaction.

1.4 Good Homes for All
Due to the original Indenture in 1902 prohibiting certain uses this project does not foresee building homes/student accommodation on the site. Furthermore, the Local Plan allocation does not include residential uses on this site.

1.5 Efficient and Effective
The project is being 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.

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. 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 held on 3 June 2025). The views of the public have been sought through this phase and subsequently as the Council seeks a new partner who can invest in the former leisure centre site. A public engagement session took place on 26 June 2025 which consisted of display boards at the Guildhall with feedback forms and Council officers were on hand to answer questions. Further engagement took place on 27 January 2026 to provide an update on the number and type of Expressions of Interest received. A drop-in session has been scheduled for 3 September 2026 to provide information on the evaluation process and recommendations in this report. Throughout the marketing process there has been communication and engagement events as set out in Section 6.

2 FINANCIAL IMPLICATIONS

2.1 An appraisal of the three offers has been undertaken, and details are provided at Appendix F. A net present value, based on HM Treasury Green Book guidance, has been calculated for each of the offers and Bidder C's offer is the highest, followed by Bidder A and then Bidder B.

2.2 It is important also to note the potential impact on the existing Winchester Sport & Leisure Park (WSLP) when the existing management arrangement is subject to retender in 2036. The Council commissioned a review of each of the three bids (see appendices D and E) and the possible impact on the NPV as well as the first 40 years' cash flow is provided in Appendix F. When considering this impact, Bidder B moves to second place in financial terms. The potential impact on WSLP ranges from a conservative to a high estimate with the high estimate having a considerable impact.

2.3 Although it has been successfully deregistered for business rates, the ongoing maintenance and security costs for the decommissioned leisure centre are the Council's responsibility and are currently budgeted at £40k per annum. The future lessee will become responsible for all ongoing maintenance costs for the site and so any disposal of the site will result in ongoing savings. Furthermore, the existing £2m provisional budget (funded by capital receipts) for demolition would be released and would become available either for other capital projects or to reduce previously unfinanced capital expenditure thereby reducing the Council's annual Minimum Revenue Provision charge (equivalent to principal repayment).

2.4 Should the Council decide not to accept any bids, the "do minimum" option is to demolish the existing building and make good the site by grassing over. The estimated cost of these works is £1m including contingency. There is an existing budget of £2m for this purpose, funded by capital receipts. The remaining £1m will be released back to the capital receipts reserve and can be used on other projects or to finance previously unfinanced capital expenditure.

2.5 Marketing and evaluation activity to date has been funded from the £130,000 budget previously approved by Cabinet in CAB3466. This budget has supported completion of the marketing, survey, and evaluation processes. No additional budget is requested as part of this report.

2.6 The preferred bid is the proposal that represents best consideration, consistent with the Council's obligation under Section 123(2) of the Local Government Act 1972.

2.7 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. The financial offer of the preferred bid does not provide an up-front premium.

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 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.

3.2 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 adhered to the Council's Procurement and Contract Management Strategy (2020-2025) in consultation with the Procurement and Legal Teams.

3.3 The general power of disposal 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 (the grant of a term not exceeding seven years or the assignment of a term which has not more than seven years to run) or the local authority has the consent of the Secretary of State.

Best consideration reasonably obtainable

3.4 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).

Best value obligations

3.5 Under S3 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.

Disposal of Open Space

3.6 The Council has the power to dispose of land and buildings under sections 111 and 123 of the Local Government Act 1972.

3.7 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.

3.8 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".

3.9 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 meet the definition of open space set out in the 1972 Act.

3.10 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 considered that notice should be advertised because the site, although not itself open space land, forms part of an area of open space land.

Statutory Trust

3.11 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 section164 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 statutory trust arising under section 164.

3.12 In paragraphs 3.7 and 3.10 above the Council advertised its intention to dispose of the site for recreational purposes on 4 June and 11 June 2026. The deadline for receiving objections was 2 July 2026 and no objections were received by this date.

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

3.13 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 and give rise to a claim.

3.14 Accordingly, the Council should ensure that it secures best consideration and does not use its power under the General Disposal Consent to dispose at less than best consideration as this could give rise to contractual or financial risk. Independent advice was commissioned to further assess these potential implications.

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 3.2 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 RPLC building and the land immediately surrounding it are part of the Council's freehold estate and 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 these have now been evaluated. This report now considers the outcome of that process and the next steps in relation to the future use and disposal of the site.

5.2 The former Leisure Centre site is an important part of the city, and it should be emphasised that not only would the skate park and indoor bowls club continue to operate but 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. Future development would be secured 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.

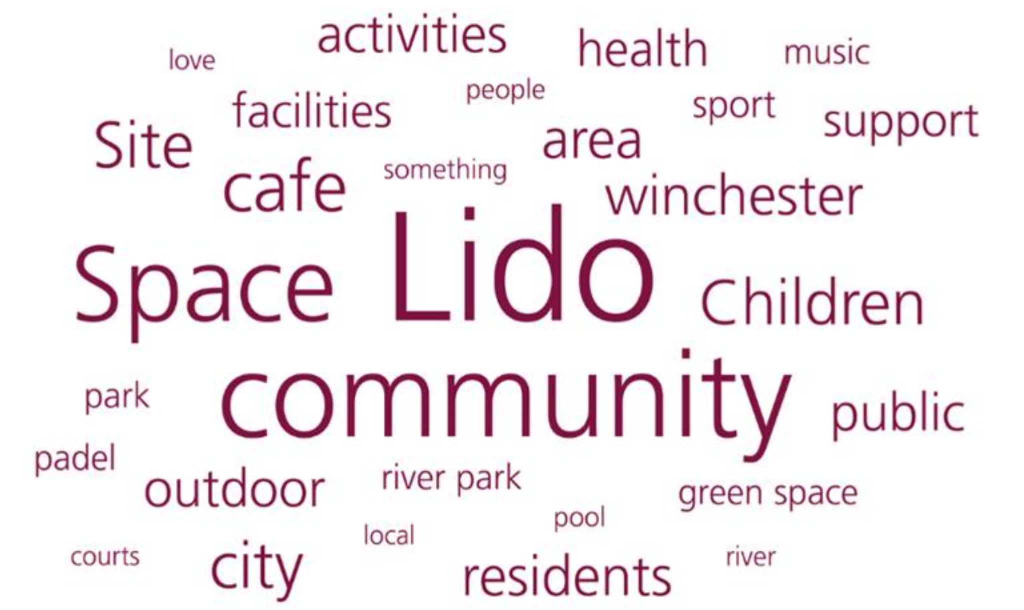
6 CONSULTATION AND COMMUNICATION

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 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 also an online survey for those who could not attend in person. Altogether 993 feedback form responses were received. The data revealed an overwhelming support for 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 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 session has been scheduled for 3 September 2026 prior to Cabinet's final decision to dispose of the site. This information session will provide details on the bids received, evaluation process and recommendations in this report.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The preferred proposal 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 as well as social and economic benefits.

7.2 Any redevelopment of the former RPLC site will need to assess the carbon impact of the proposed development, whether a lido, padel courts (indoor/outdoor) or Hometel. An Energy and Carbon assessment will be required to support a planning application which will outline the steps taken to ensure the design is low-carbon and a whole-life carbon calculation which incorporates carbon emissions associated with the construction, operation and demolition stages.

The operational electricity/gas consumption and carbon emissions associated with a lido heated at 19 degrees could be high due to continuous water heating but will be dependent upon the heating system selected and other sources of energy demand on site such as changing facilities, leisure areas, food outlets, etc. For a standard outdoor padel court, energy use is almost entirely from floodlighting, small ancillary loads (e.g. access control and CCTV). The court has no heating requirement and no significant electrical equipment. Padel courts can, however, still generate significant embodied carbon through concrete foundations, steel cages, glass panels and floodlighting infrastructure.

Indoor padel courts require large enclosing buildings, artificial lighting and HVAC systems and therefore have significantly higher embodied carbon and energy use than outdoor courts.

A hometel and padel proposal is likely to have the highest embodied carbon due to construction demands of reinforced concrete, structural steel, internal partitioning, acoustic installation and fit-out materials. Day-to-day operational energy demand may also be high combining court lighting and ventilation with 24/7 hotel loads.

Ultimately, a lido and padel court development is not inherently 'unsustainable' or 'high carbon emissions' but the Council should work with the developer to ensure it is built to be as sustainable as possible in construction and operation works to achieve a net zero position and generate a positive social and environmental impact.

7.3 All proposed development will be required to achieve Biodiversity Net Gain in accordance with the relevant legislation and planning policy.

7.4 All proposals include the demolition of the former RPLC building and redevelopment of the site. The acceptability of demolition will be subject to assessment through the planning process.

7.5 The site is located within flood zone category 3 which is an important consideration for redevelopment of the site. Any future proposal will need to demonstrate compliance with relevant flood risk policies through the planning process.

8 PUBLIC SECTOR EQUALITY DUTY

8.1 Under s149 (1) of the Equality Act, the Council must have due regard, in the exercise of its functions (and Cabinet must, as the decisionmaker in respect of the proposed decision, have due regard) to the need to:

a. Eliminate discrimination, harassment, victimisation 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 (EqIA) has been completed to assess the impact of this decision. The EqIA is found in Appendix B.

8.3 The EqIA considers the potential impacts of the proposed disposal, including the nature of future use and access to the facilities. It identifies potential impacts in relation to disability and age, which should be addressed through the planning and design process. While there is some risk arising from uncertainty at this stage, the proposal seeks to bring a vacant site back into active use and deliver community and wellbeing benefits. On balance, any potential impacts are considered proportionate and justifiable, subject to appropriate mitigation through the planning and development process.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 Having had regard to the Council's obligations under the Data Protection Act 2018 and UK General Data Protection Regulation (UK GDPR), it is considered that a Data Protection Impact Assessment (DPIA) is not required for this report.

9.2 Any data collected in relation to marketing the site will be held in accordance with the Data Protection Act 2018 and UK GDPR.

10 RISK MANAGEMENT

10.1 The redevelopment of the former RPLC site presents a number of risks and opportunities to the Council which have been considered as part of the evaluation and due diligence process and are summarised below:

Risk	Mitigation	Opportunities
Financial Exposure - Funding not secured	Due diligence undertaken and confirmation of funding secured prior to entering into final lease (condition of agreement to lease)	Defray the cost of demolishing the site and the ongoing asset holding costs such as security
Financial Exposure - Risk that loss of income at WSLP exceeds the preferred bidder lease	Consider specification at retendering of contract depending upon offer across Winchester (not just former RPLC site)	Diversification of offer across Winchester
Exposure to Challenge - Challenge over best consideration	Open competitive process undertaken by independent commercial agent with 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

Exposure to Challenge - Risk of legal challenge	Continue to work with legal, planning and procurement colleagues to ensure we adhere to correct process and policy	Transparent and robust process reduce risk of later disputes
Exposure to Challenge - Risk of contractual challenge	Do not dispose of site at less than best consideration	Council receives highest offer in whilst ensuring deliverability
Reputation - Risk of reputational damage due to lack of support from community	Public engagement has been undertaken at each stage of the process and will continue through to disposal Transparent and robust decision-making process	Delivery of regeneration objectives in response to community priorities
Achievement of outcome - Planning consent not granted	Enter into agreement for lease to give developer time to secure planning. Developer has early engagement with LPA incl. pre-application planning advice	Delivery of high-quality, policy-compliant development that enhances site and surroundings
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)
Capacity – risk Council lacks resource capacity	External technical / legal expertise / support used	Knowledge transfer into organisation
Existing provision - Negative impact on WSLP	Consider impacts as part of decision-making process	Broaden overall leisure offer in Winchester
Timescales - Delay by developer	The agreement for lease will include long-stop dates by which the developer should	Maintain delivery momentum

	achieve certain milestones Monitor project plan	
Local Government Reorganisation – Risk decisions slip to new shadow authority	Timescales aligned to enable Winchester City Council Cabinet decision/s	Certainty and continuity for local community

11 SUPPORTING INFORMATION

11.1 Background

The River Park Leisure Centre closed in 2020 following the opening of the Winchester Sport & Leisure Centre (WSLP), after which the site became surplus to operational requirements.

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 car parking 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. These have all been communicated during the marketing process:

Planning use

The existing lawful use is a leisure centre building including swimming pool, skate park and indoor bowling facility (former use class D2 (Assembly and leisure)). Although the use Classes order was amended in September 2020 and D2 was revoked, these uses are now generally regarded as falling within the broader category of sport, recreation and leisure uses F2.

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 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".*

The proposed lido, sauna, community splash pad and outdoor padel courts are complementary leisure and recreation uses which are consistent with, and build upon, the site's existing sporting and leisure function, currently comprising a swimming pool, skate park and indoor bowling facility.

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. There is a 3D scan that 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

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 section164 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.

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 includes 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, located opposite St Bartholomew's Church in King Alfred Place, and the adjoining bridge are both Scheduled Monuments and Grade I Listed Buildings. St Bartholomew's Church, a Grade II Listed Building, was the church of Hyde Abbey and is the only remaining building still in active use. Together, these structures represent the only substantial above-ground remains of the abbey.

The western boundary of the site lies adjacent to the Winchester Conservation Area. As such, any development will need to take account of the conservation area, the surviving abbey remains above and below ground, and any scheduled or unscheduled archaeological assets that may be of national importance, together with any impacts on their significance. These heritage considerations will form a key part of the design process and will be a material consideration in the determination of any 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 were made available to interested parties during the marketing process.

Any additional technical work will be undertaken by the preferred bidder as part of their planning and design development.

11.5 Marketing, Bidding and Evaluation Process

Following a competitive procurement process, external commercial agents were appointed to market the site and support the disposal process at best consideration on behalf of the Council.

The appointed agent set up a secure 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) by 19 December 2025.

11.6 Expressions of Interest

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.

Whilst initial market interest was strong, a number of parties chose not to proceed to the Formal Bid stage following review of the site's constraints and planning context.

11.7 Bid Submission by Deadline and Compliance

Two bids were received by the formal submission deadline, both proposing recreational uses.

Following submission, bids were subject to an initial compliance review against the requirements established for the process. One bid was subsequently identified as non-compliant and was withdrawn from further consideration.

11.8 Statutory Notice

In line with paragraphs 3.7 and 3.10 above and given the proposed use of the offer received above the Council advertised its intention to dispose of the site for recreational purposes on 4 June and 11 June 2026. The deadline for objections was 2 July and no objections or comments were received.

11.9 Additional Bids

Two further bids were received at the end of June 2026 after the submission deadline. The Council has taken Kings Counsel (KC) advice and has been advised that s.123(2) LGA 1972 requires the authority to consider the highest bid received, regardless of any timetable set. Therefore, to ensure that the Council fulfils its obligation to secure best consideration reasonably obtainable under Section 123 of the Local Government Act 1972, these submissions have been considered alongside the compliant bid received within the original timeframe.

All bids taken forward were assessed using the same evaluation methodology and criteria to ensure a fair, transparent and consistent process.

11.10 Evaluation and Due Diligence

The three bids progressing beyond the initial compliance stage were subject to detailed evaluation and due diligence.

The evaluation considered:

- Price;
- deliverability and programme;
- experience and track record;
- planning policy compliance;
- social value benefits
- economic benefits
- environmental benefits

External specialist advice was commissioned where appropriate to support the evaluation process.

11.11 Evaluation Methodology

The evaluation methodology set out below was issued to all bidders as part of the bidding process.

	Criteria
Deliverability:	***Deliverability and programme****:* *Methodology; completion timetable; readiness (legal, governance, due diligence) risk management*
	Experience and track record: *Relevant track record; technical capability and team/resourcing*
	Planning policy compliance: *Understanding of planning context; route to consent; engagement plan; impact upon transport network (highways compliance)*
	Social value benefits
	Environmental benefits
	Economic benefits
Price:	

11.12 Assessment process

As the financial offers were structured in different ways, in order to compare the offers for evaluation purposes, the Net Present Value (NPV) of each offer was calculated.

In undertaking the qualitative assessment, the evaluation has taken 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 has ensured that local views are considered alongside financial considerations when assessing the overall strength of each proposal. Qualitative elements were assessed using a consistent scoring scale (0 to 5) to reflect how well each bid met or exceeded the Council's requirements as follows:

0 = Unacceptable
1 = Poor
2 = Adequate
3 = Good
4 = Very good
5 = Excellent

Using the written proposals received each bid has been assessed independently by a multi-disciplinary officer panel, supported by external professional advice where appropriate.

11.13 **Summary of bids evaluated**

Three bids were evaluated through the assessment process:

Bidder A:

- 50-metre, heated year-round outdoor pool
- Three outdoor padel courts
- Sauna
- A publicly accessible dry-side space, including a cafe/restaurant overlooking the water, sites heritage in mind using warm natural materials and integrated planting
- Integrated landscape improvements, enhancing the park, riverside corridor and ecological value
- A fully accessible free to use splash pad, supporting family participation and inclusive recreation

Bidder B:

- A 12-court indoor community accessible padel facility
- Cafe/bistro servicing users and creating a social hub for the local area and amenities

Bidder C:

- State-of-the-art indoor racquet sports destination comprising:
  - Multiple indoor padel courts
  - Dedicated pickleball courts

- Coaching academy
- Junior development programmes
- Community sports initiatives
- Flexible event and tournament space
- Wellness and recovery facilities
- Café overlooking the courts
- Public viewing terraces
- Roof terrace overlooking the recreation ground

- Complementing the leisure offer is a modern family focused aparthotel of approximately 120 rooms.
  Unlike a conventional hotel, the hometel is designed for:
    - Families
    - Leisure travellers
    - Sports tourism
    - Weekend visitors
    - Extended stays
    - Business travellers seeking a lifestyle experience

- Facilities include:
    - Spacious studio and family suites
    - Flexible accommodation
    - Restaurant and café
    - Co-working lounge
    - Fitness facilities
    - Children’s play areas
    - Landscaped communal courtyard garden
    - Landscaped roof terraces with cathedral views

The following table provides a summary of the evaluation undertaken:

	Bidder A	Bidder B	Bidder C
Price (bid only)	Ranked 2	Ranked 3	Ranked 1
Deliverability and programme	4	2	1
Experience and track record	4	3	2
Planning policy compliance	4	2	1
Social value benefits	5	2	2
Environmental benefits	3	0	3

Economic benefits	4	3	4
Total	24	12	13

Summary of qualitative evaluation

Deliverability and programme

Bidder A presents the strongest proposition, demonstrating a clear staged delivery model supported by a programme with defined milestones, a robust justification for demolition, recent comparable project delivery experience, a full professional team, and completion of a feasibility study. While funding has not yet been secured, a letter of support from the bank indicates a strong understanding of the project and confidence in its delivery. There was some concern, raised by both the evaluation team and the independent work the Council commissioned, that capital costs may be understated although the bidder has provided a justification for the make-up of these costs including up to date quotations and benchmarking from other projects.

Bidder B benefits from being a leisure operator with significant operational experience; however, the submission provides very limited evidence of deliverability, with no programme, delivery milestones, procurement strategy, construction strategy, or planning approach. Furthermore, the proposal initially conflicted with existing bowls club access and parking arrangements, although the bidder has stated it would work with the Council to resolve these issues.

Bidder C demonstrates some positive credentials, including an intention to exchange contracts promptly, an established architectural team, and identified operators with the scheme designed around their operational requirements. However, deliverability is weakened by lack of information, a detailed programme, construction strategy, or risk assessment. In addition, there are significant legal, programme and planning risks associated with the proposed hotel use. This conflicts with the covenant meaning that the disposal process would need to be readvertised, creating potential delays to the Local Government Reorganisation timetable and a likelihood of legal challenge.

Overall, Bidder A provides the most comprehensive evidence of deliverability, while Bidders B and C rely more heavily on operational experience and development intent respectively, without equivalent supporting evidence on methodology, programme management and risk mitigation.

Experience and track record

Bidder A offers the strongest evidence of directly relevant development experience, providing case studies supported by independent performance data. The involvement of an established operating partner further strengthens confidence in the operational model, although the bidder's overall portfolio is smaller and less established than Bidder B's.

Bidder B has the greatest scale, operating numerous leisure facilities across local authorities. However, while its leisure management credentials are extensive, there is no evidence of having developed comparable padel developments, with only a brief reference to padel organisation as partner but no supporting case studies or delivery examples provided.

Bidder C identifies experienced operators in padel and hotels and states that the scheme has been designed around their operational requirements, which provides some assurance regarding future operation. However, the submission contains no evidence of hotel development capability, with no clear information on who would construct the development, no demonstrated track record in delivering integrated hotel and leisure schemes, and no supporting letters of commitment from operators.

Overall, Bidder A provides the most relevant and evidenced examples of comparable project delivery (both development & delivery), Bidder B offers the strongest large-scale operational track record but no stated development evidence, and Bidder C presents a credible operating concept but no substantiated hotel development experience.

Planning Policy Compliance

Bidder A presents the strongest and most robust case. The proposal demonstrates clear alignment with Local Plan objectives, particularly those relating to recreation, health and wellbeing, and provides a well-developed planning rationale showing how the proposed lido use accords with Policy F2 (existing use class) and national planning policy support for recreation and community wellbeing. The submission also considers key planning matters, including flood risk, landscape and heritage impacts, resulting in a defensible position that the proposal falls within the intended recreational use allocation.

Bidder B also proposes a recreational use that is consistent with the site's allocation; however, the planning assessment is significantly less developed, with little or no consideration given to relevant planning policy, flood risk, heritage, transport, design, or other material planning issues, limiting confidence in the proposal's planning deliverability.

Bidder C provides some planning justification, highlighting the recreational benefits of the padel and pickleball facilities, limited parking demand given the central location, and evidence of hotel market demand. The bidder also argues that the leisure and hospitality elements should be viewed as a single integrated destination supporting long-term viability. However, approximately 35% of the scheme comprises an aparthotel/hometel use, representing a significant departure from the Local Plan allocation and creating substantial planning risk. While an argument has been advanced that the hotel use is complementary to the leisure offer, the proposal is supported only by a high-level planning assessment, with limited consideration of flood risk and no detailed appraisal of heritage impacts or policy compliance.

Overall, all three schemes have some degree of alignment with recreational objectives, Bidder A provides the most policy-compliant and thoroughly evidenced planning case, Bidder B offers a compliant use but no planning analysis, and Bidder C presents the greatest planning uncertainty and complexity due to its reliance on a substantial hotel element.

Social Value Benefits

Bidder A provides the strongest and most clearly evidenced offer. The proposal demonstrates exceptional alignment with community aspirations, supported by independent evidence of strong public preference for a lido, including a letter of support from the Lido Group and a petition containing over 3,100 signatures. The scheme incorporates a clear inclusivity strategy through concessionary pricing and accessible design, alongside substantial health and wellbeing benefits through the provision of a heated outdoor lido, sauna, padel courts, splash pad, café/restaurant and events space, creating a destination that promotes physical activity, mental wellbeing and social connection.

Bidder B benefits from established local relationships and references ongoing collaboration with health programmes and activities targeted at underrepresented groups. The proposed 12-court indoor padel centre would provide additional leisure opportunities and potential social value benefits; however, many of the commitments described relate to existing operations rather than new benefits arising from this development. The submission also lacks measurable targets, concessionary pricing proposals or specific inclusion initiatives.

Bidder C presents a broad community-focused vision, including coaching academies, junior development programmes, community sports initiatives, public spaces, viewing terraces, community facilities and year-round programming, alongside a leisure-led destination comprising padel, pickleball, wellness and café uses. However, the benefits show limited evidence of delivery mechanisms, no defined concessionary pricing, accessibility or inclusion strategy, and no quantified social value outcomes or performance measures.

Overall, Bidder A offers the most comprehensive, evidenced and inclusive community benefit package, while Bidders B and C identify potentially positive social outcomes but provide less certainty regarding delivery, accessibility and measurable impact.

Environmental Benefits

Bidder A presents the most comprehensive and integrated approach. The proposal incorporates a flood risk strategy, Sustainable Drainage Systems (SuDS), green roofs, landscape-led design, reuse of demolition materials, and measures to support the circular economy and reduce embodied carbon. The construction approach is designed to ensure the asset remains fit for purpose throughout the lease term, while a high-performance, energy-efficient building fabric supports long-term operational sustainability. However, the submission is weakened by the absence of quantified environmental performance measures and specific commitments to recognised standards such as BREEAM, net zero certification, or defined carbon reduction targets.

Bidder B provides the least evidence of environmental performance, with no meaningful assessment of sustainability impacts and no reference to carbon reduction measures, renewable energy generation, biodiversity enhancement, SuDS, climate resilience, embodied carbon reduction, environmental accreditation, EPC targets or net zero objectives

Bidder C demonstrates a reasonable level of environmental consideration, including air source heat pumps, rooftop solar PV, high-performance building fabric, LED lighting, smart building management systems, and a range of flood resilience measures such as SuDS, permeable paving, rain gardens and climate-resilient landscaping. While these features indicate a positive intent, the overall sustainability strategy remains relatively high level, with no detailed carbon reduction strategy, quantified performance targets, circular economy approach, or supporting environmental assessments provided.

Overall, Bidder A offers the strongest and most holistic sustainability proposition despite limited performance metrics, Bidder C demonstrates positive sustainable design features but lacks supporting detail and measurable commitments, and Bidder B provides little evidence that environmental sustainability has been considered as part of the scheme.

Economic Benefits

Bidder A presents a robust and evidenced case. The proposal forecasts the creation of 45-50 jobs, an increase of over 130,000 annual visitors, and associated benefits to local businesses through increased visitor spending. These projections are strengthened by independent evidence from another project, which demonstrates the economic value that a comparable facility can generate, and by revenue forecasts informed by customer demand analysis. However, there is potential overlap with existing Winchester Sport & Leisure Park (WSLP) provision, particularly in relation to casual swimming.

Bidder B offers a more modest economic impact, forecasting the creation of around 10 new full-time equivalent jobs alongside coaching opportunities and the potential to attract regional competitions and events. The proposal aligns well with the growth of padel and leverages the bidder's operational expertise, while avoiding direct impacts on current WSLP arrangements. However, no visitor spend assessment, economic impact study or local demand analysis has been provided, with reliance instead on evidence of national participation growth and a broad catchment area.

Bidder C presents the largest potential economic impact, forecasting 150-200 construction jobs, 60-80 permanent jobs and increased tourism expenditure through the inclusion of a 120-bed hometel. The proposal is strongly aligned with wider regeneration and tourism objectives, supporting day visits, short breaks and overnight stays, and references identified market demand for additional hotel accommodation in Winchester. However, these benefits are largely based on bidder estimates and are not supported by independent economic analysis, visitor forecasts or viability evidence. While the proposal is unlikely to significantly affect existing WSLP operations, there may be some overlap with wellness and fitness provision that would require further consideration.

Overall, Bidder A provides the strongest evidence-based economic case, Bidder C offers the greatest potential scale of economic benefit but with a higher degree of uncertainty, and Bidder B presents a credible but comparatively limited economic proposition with less supporting analysis.

A summary of the evaluation of Formal Bids including commercially sensitive financial information is included in Exempt Appendix C.

11.14 Winchester Sports & Leisure Park (WSLP)

Winchester Sport & Leisure Park (WSLP) is currently managed and operated by Sports and Leisure Management Ltd (SLM) under a leisure operating contract. The contract is for a period of 15 years and 10 months running until 2036.

Given the proximity of the former RPLC site to WSLP, there is a need to consider whether the proposal could have any impact on the existing leisure operating contract, including any contractual provisions relating to income, loss of revenue, change in revenue, or competing provision. Any such impact would need to be assessed carefully in the context of the current contract terms. The Council therefore commissioned Max Associates, a specialist leisure consultancy with experience in assessing the financial and operational performance of leisure facilities, to provide an independent assessment of the potential impact of the three bids on (WSLP).

Max Associates identified the greatest risk to WSLP is likely to be casual swimming displacement, particularly during warmer summer months, school holidays and peak leisure periods. Swim-only memberships may also be exposed to some level of impact.

They modelled the potential financial impact using a range of assumptions, from a conservative to a high-impact scenario. The impact could begin when the new facility opens and is therefore not limited to 2036, when the existing WSLP management arrangements are due to be retendered.

The opening of a competing facility may affect the future commercial performance of WSLP. At the 2036 retender, this could also affect the terms available to the Council, including the level of management fee that can be secured. There is therefore a risk that the financial terms achieved under the current management arrangement may not be replicated through a future procurement exercise.

The review of the three bids is set out in Appendices D and E. The possible impact on net present value (NPV), together with the cashflow implications over the first 40 years, is provided in Appendix F. When this potential impact is taken into account, Bidder B moves into second place in financial terms. Under the high-impact scenario, the effect on WSLP could be considerable.

Officers will continue to work closely with the Council’s leisure operator, building on the successful partnership and ongoing investment in WSLP, to ensure the facility maintains a strong and attractive offer. As the proposals develop, the potential impact will continue to be monitored and any appropriate opportunities to support the future performance of WSLP will be considered through the Council’s usual processes.

In addition to commissioning this report from Max Associates, the Council has taken legal advice on the leisure operating contract. The Council has been advised that proposals would not constitute a competing facility as long as it wasn’t an Authority Sponsored Facility.

Therefore, this would not have any immediate impact on the operating contract, in terms of a financial claim from SLM. However, when the contract is due to be re-procured in 2036 there is a potential financial impact due to overlapping provision.

In addition to the potential financial impact on WSLP Max Associates reviewed the bids and provided independent commentary on each proposal in relation to:

- funding and operator/developer capacity
- Strategic fit including contribution to tourism, regeneration and community use
- Key risks, dependencies and further due diligence requirements
- Proposed facility mix and alignment with the site opportunity;

Key points drawn out from the Max Associates report which Members should consider as part of the decision-making process:

Bidder A

Max Associates found:

Has experience in both the development and operation of outdoor swimming and leisure facilities.

The cost allowance appears lower than benchmark costs held by Max Associates. This does not mean the estimate is incorrect but should be treated as due diligence areas.

There is no strategic need for additional significant water provision.

Do not progress with Bidder A without further legal and commercial review due to the higher risk of aquatics displacement and potential contract challenge.

Council Officers’ response:

Officers have reviewed the cost estimates provided and sought clarification on individual cost headings. The figures have been compiled by MacConvilles, a professional cost consultant. Following clarifications, we are satisfied that they are supported through benchmark costs, quotations and experience from comparable schemes. The principal area of concern related to demolition costs although these appear broadly consistent with recent estimates independently obtained by the Council.

The Max Associates report states that Winchester has sufficient swimming water space provision however Bidder A and the Lido Group argue that there is currently no outdoor swimming provision and that their proposal addresses a different gap in the market.

The Council has taken legal advice regarding the potential contract challenge point and whilst a challenge can never be ruled out we are advised that as long as the Council is not a ‘sponsoring authority’ then there are no grounds for a claim on the basis of a ‘competing facility’ clause.

Bidder B

Max Associates found:

- A key strength is deliverability.
- The proposal is not expected to have a negative impact on WSLP.
- The proposal is credible, deliverable and aligned to a growing participation market.

Council Officers’ response:

Bidder B’s score for deliverability was lower than Max Associates’ assessment of the organisation. This reflects the fact that the evaluation was based solely on the information provided within the submitted proposal, ensuring a fair and consistent assessment across all bidders. Had a more fully developed proposal been submitted, the deliverability score may have been more closely aligned with Max Associates’ view.

Bidder C

Max Associates found:

The hometel element is a significant differentiator. This has the potential to support Winchester’s visitor economy by encouraging longer dwell time, overnight stays and short-break activity. Bidder C appears to offer the strongest opportunity to support tourism, day trips, sports tourism, food and beverage spend and wider city centre dwell time.

This proposal is likely to have a more limited direct impact on WSLP than Bidder A because it does not include a new swimming pool. There may be some potential overlap with WSLP in relation to wellness, recovery and fitness facilities and further detail is needed on the scale, pricing, operating model and access arrangements for the wellness facilities before a final conclusion is reached.

Notwithstanding the commercial and strategic benefits of the proposal, the hometel element represents a significant planning and legal risk. The proposed accommodation use is understood to represent a departure from the current Local Plan position for the site. On this basis, there is no certainty that planning consent would be secured, and the proposal may require a more complex and potentially lengthy planning process.

The site is also subject to a restrictive covenant that prevents residential dwellings. Following legal advice received by the Council, there is a risk that the proposed hometel or hotel use could be considered contrary to the covenant. The developer's submission states that the accommodation is compatible with the covenant because it supports the principal leisure use; however, this position has not been established and should not be relied upon without further formal legal analysis. The covenant issue represents a potentially fundamental constraint on the deliverability of the proposal.

Council Officers' Response

Council officers agree with Max Associates that this proposal should be regarded as the highest-risk option in planning and legal deliverability.

In addition to the points outlined above there is some commentary which contains information that may identify the names of the bidders and/or is commercially sensitive and this has been summarised for Members in Exempt Appendix D.

11.15 Best Consideration

Local authorities may dispose of land held by them in 'any manner they wish' (s123(1) Local Government Act 1972). The only constraint on this is imposed by s123(2) which states that the disposal must be for the best consideration reasonably obtainable unless the authority gets consent from the Secretary of State. However best consideration does not automatically mean the highest offer. The Council has evaluated the actual project deliverability as part of the process outlined above. Two main issues with the highest offer were identified during this process and provide grounds for rejection:

- non-compliance with the local plan (allocated use) which holds significant risk of the prospect of securing a planning consent;
- contravention of a restrictive covenant. Although the bidder believes that the hometel element is ancillary to the main leisure use, they have stated if they were the preferred bidder they would engage a top leading property counsel to provide a formal legal opinion before continuing further. A bidder whose proposal breaches an existing covenant introduces substantial legal and financial risk. Resolving judicial reviews and/removal of the covenant is a lengthy process and threatens deliverability of the transaction.

The highest bid (Bidder C) is therefore being discounted on the basis that planning and legal hurdles make this proposal overly optimistic and incapable of actual completion in the Council's timescales.

This leaves two bids for the Council to consider.

The Council took further legal advice on what financial information should be taken into account when determining which was the highest financial offer received i.e. should the Council factor in the potential financial impact as stated above and contained within the exempt appendices E & F in its highest offer calculation. The advice was clear that the Council should not include this potential impact on WSLP in its determination of best consideration as it was not part of the disposal site. Therefore, following this advice, Bidder A is now the highest price and the best consideration.

11.16 Conclusion of Evaluation

Bidder A has the best consideration in terms of s123(2) however it also has the most potential impact on the re-procurement of the WSLP contract in nine years' time. Bidder A also scores the highest in the quality assessment. Please refer to Appendix C for a detailed summary of the quality evaluation and Appendix F for the financial appraisal.

Should Cabinet approve the preferred bid, it is recommended that the Council enters into an options agreement with that bidder for the disposal of the site within 3 months of the Cabinet decision. The options agreement will require Sea Lanes to submit a planning application within 12 months upon which an agreement to lease will be provided. Upon satisfaction of all contractual conditions a long lease will be entered into. The conditions will include obtaining planning consent and securing funding.

11.17 Anticipated Timescales

Activity	Date
Cabinet consideration	September 2026
Option Agreement	December 2026
Agreement to lease	December 2027
Planning consent achieved	TBC
Funding confirmed	TBC
Lease signed	TBC

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 Council redevelops 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 Do Minimum - Demolish and leave

Should the Council decide that none of the bids received are in the best interests of the district it may choose to demolish the former RPLC building and 'make good' the site by grassing over.

The estimated cost of these works is £1m including contingency. This can be met by the existing £2m budget that was included in the Capital Investment Strategy for demolition funded by capital receipts.

This option is not recommended at present but could be revisited if the preferred bidder does not meet the conditions set out in the options agreement/agreement to lease.

12.3 Demolish and remarket

A budget has been included in the Capital Investment Strategy for demolition funded by existing capital receipts.

If the Council decides not to progress with one of the bids received or conditions set out within a conditional contract are not met by the agreed long-stop date, the Council could demolish the site and remarket.

This would enable those previously interested in the site, but did not want to demolish it themselves, to come forward as well as any new investors.

12.4 Demolish and enable temporary/meanwhile use

The Council could proceed with demolition of the former RPLC site and bring forward a temporary or meanwhile use, 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 a short-term solution. This option would not prevent a future Unitary Council taking another view on use of the site.

However, while 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. It would also need an on-going revenue budget to maintain the site. This option is not recommended at this stage but remains available to Cabinet should it decide not to proceed with any bid.

12.5 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 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

CAB3553: Future of Former Leisure Centre site – Approval to publish statutory notice, 28 May 2026

Other Background Documents:

Adopted Local Plan 2020 - 2040 - Winchester District Local Plan

Cabinet Committee: Regeneration 16 March 2026 – Presentation on Future of Former Leisure Centre Site

APPENDICES:

Appendix A – Plan of Site
Appendix B – Equalities Impact Assessment
Appendix C – Exempt – Evaluation of Formal Bids
Appendix D – Exempt – Max Associates report summary
Appendix E – Exempt – Max Associates Report and Addendum
Appendix F – Exempt – Financial Appraisal

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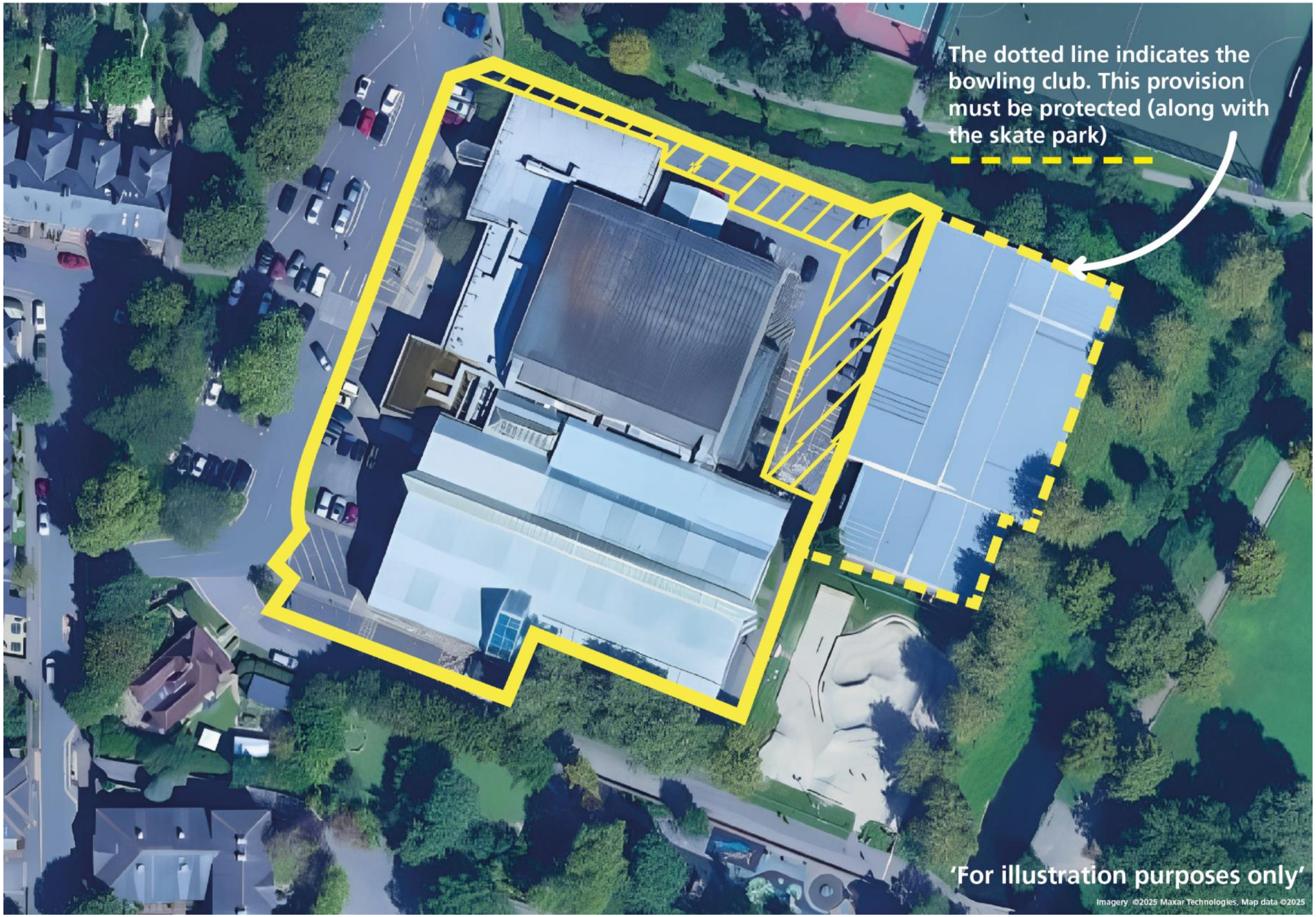
The dotted line indicates the bowling club. This provision must be protected (along with the skate park)
'For illustration purposes only'
Imagery ©2025 Maxar Technologies, Map data ©2025

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Winchester City Council

Equality Impact Assessment (EqIA)

Section 1 - Data Checklist

When undertaking an EqIA for your policy or project, it is important that you take into consideration everything which is associated with the policy or project that is being assessed.

The checklist below is to help you sense check your policy or project before you move to Section 2.

		Yes/No	Please provide details
1	Have there been any complaints data related to the policy or project you are looking to implement?	No	No known formal complaints have been identified in relation to the proposal, but details have not yet been made public. The former River Park Leisure Centre (RPLC) closed following the opening of Winchester Sport and Leisure Park (WS&LP). No recent complaints relating to the closure of the former leisure facility are known. In relation to the future use of the site, there has been a high level of public interest and engagement, with local residents expressing a range of views regarding preferred uses. However, as no final decision has been made on the site's future use, no complaints data has been recorded.
2	Have all officers who will be responsible for implementing the policy or project been consulted, and given the opportunity to raise concerns about the way the policy or function has or will be implemented?	Yes	Officers across relevant services at the Council have been consulted, including: • Legal • Estates • Planning

		Yes/No	Please provide details
			• Finance • Communications • Regeneration Elected Members have also been engaged in the process.
3	Have previous consultations highlighted any concerns about the policy or project from an equality impact perspective?	Yes	Feedback from recent public engagement (Jan – Feb 2026) highlights several equality-related considerations: **Age:** - Strong emphasis on provision for children, families and teenagers, incl. lack of safe/social space for young people - Need for activities suitable for older people and intergenerational use **Disability and accessibility:** - Importance of accessible design and facilities (e.g. toilets, changing, inclusive layout) - Recognition that swimming and similar activities are accessible forms of exercise for disabled people **Affordability / inclusion:** - Concerns that membership-based or high-cost provision could exclude lower-income groups - Strong preference for affordable, publicly accessible facilities **Safety and inclusion:** - Need for safe and welcoming spaces, particularly for young people, women and girls. **Wider equality theme:**

		Yes/No	Please provide details
			- Strong expectation that site should remain inclusive and benefit the whole community, not just a limited user group. Consultation does not evidence specific adverse impacts at this stage, but highlights that accessibility, affordability and inclusiveness of future provision will be key to determining equality impact, particularly for age and disability groups, and will ultimately depend on final design and operation.
4	Do you have any concerns regarding the implementation of this policy or project? (*i.e. Have you completed a self-assessment and action plan for the implementation of your policy or project?)*	No	No specific concerns have been identified from an equality impact perspective at this stage. The proposal relates to the disposal of the RPLC site for redevelopment by a third-party developer. As delivery of any future scheme will be undertaken by a third party, detailed equality considerations will depend on the final design and future operation of the development.
5	Does any accessible data regarding the area which your work will address identify any areas of concern or potential problems which may impact on your policy or project?	No	No specific data has been identified that indicates particular equality concerns arising directly from the proposal. However, the nature of the decision (disposal of a former leisure site) has the potential to affect access to community facilities, which will be explored further in Section 2.
6	Do you have any past experience delivering similar policies or projects which may inform the implementation of your scheme from an equality impact point of view?	Yes	The Council has previous experience in disposing of other sites and assets. This experience informs the Council's approach to ensuring equality considerations are incorporated into planning, design and delivery processes where appropriate.

		Yes/No	Please provide details
			Part of the evaluation process considered social value factors including commitments to inclusive employment practices, reducing barriers for disadvantaged groups, and promoting accessibility across development.
7	Are there any other issues that you think will be relevant?	No	No additional issues identified at this stage.

Section 2 - Your EqIA form

Directorate:	**Your Service Area**:	**Team**:	**Officer responsible for this assessment**:	**Date of assessment**:
Place	Regeneration	Regeneration	Emma Taylor	August 2026

	Question	**Please provide details**
1	What is the name of the policy or project that is being assessed?	Disposal of the former RPLC site for redevelopment for recreational-led use
2	Is this a new or existing policy?	New decision related to ongoing site disposal project
3	Briefly describe the aim and purpose of this work.	To dispose of the surplus former RPLC site to enable redevelopment, with a focus on delivering a viable and sustainable recreational-led use that contributes to the Council's regeneration and wellbeing objectives. A recommendation to approve the sale of the site to the preferred bidder is now being brought back to Cabinet. Throughout this process, the Council is committed to ensuring all residents and relevant stakeholders are kept informed and have a proper say in the site's future use. The previous EqIA for this project (CAB3466, Appendix B) focused on the marketing and procurement process, where risks of bias in procurement and engagement were identified across multiple protected characteristics. The current assessment relates to a disposal decision and therefore focuses on the potential impacts arising from the nature of future use and access to facilities.

4	What are the associated objectives of this work?	• Secure redevelopment of a vacant site • Deliver community and wellbeing benefits • Support regeneration of the River Park area • Achieve a viable long-term use for the site
5	Who is intended to benefit from this work and in what way?	• Residents of Winchester district • Visitors to the Winchester – tourists • Users of future recreational facilities • Wider local economy – e.g. construction jobs and ongoing employment
6	What are the outcomes sought from this work?	To bring back into use the former RPLC site and secure a future for the site in keeping with corporate policies and priorities and for the council. • Redevelopment of the site • Provision of recreational facilities • Economic and social benefits
7	What factors/forces could contribute or detract from the outcomes?	• Planning outcomes/constraints of the site • Market/operator delivery • Financial viability • Design and operational model of future use
8	Who are the key individuals and organisations responsible for the implementation of this work?	• Simon Hendey – Strategic Director, WCC • Emma Taylor – Head of Regeneration, WCC • Geoff Coe – Head of Estates, WCC • Richard Wadman – Service Lead Estates, WCC In addition to Regeneration and Estates, the project will also require support from teams across the Council including Finance, Planning, Legal and Communications.

		The following external resources have also been used: • Marketing and sales consultants • Legal advisers • Sport management consultancy
9	Who implements the policy or project and who or what is responsible for it?	The Council will dispose of the site, and the implementation of the redevelopment will be undertaken by the new investor.

		Please select your answer in **bold**. Please provide detail here.		
10a	Could the policy or project have the potential to affect individuals or communities on the basis of race differently in a negative way?		**N**	No specific differential impacts on the basis of race have been identified at this stage.
10b	What existing evidence (either presumed or otherwise) do you have for this?	No evidence has been identified through consultation or available data to suggest that the proposal would disproportionately affect individuals or communities on the basis of race. However, as the future scheme is not yet fully designed, accessibility and inclusivity will need to be considered at the detailed design and operational stage.		
11a	Could the policy or project have the potential to affect individuals or communities on the basis of sex differently in a negative way?		**N**	No specific differential impacts have been identified on the basis of sex at this stage.
11b	What existing evidence (either presumed or otherwise) do you have for this?	There is no available evidence to suggest that the proposal would impact individuals differently on the basis of sex.		

		Impacts will depend on the detailed design and operation of any future leisure or recreational use.		
12a	Could the policy or project have the potential to affect individuals or communities on the basis of disability differently in a negative way? *you may wish to consider:* • *Physical access* • *Format of information* • *Time of interview or consultation event* • *Personal assistance* • *Interpreter* • *Induction loop system* • *Independent living equipment* • *Content of interview)*	**Y**		There is potential for differential impact.
12b	What existing evidence (either presumed or otherwise) do you have for this?	National data indicates disabled people are less likely to be physically active, highlighting the importance of accessible leisure provision. The proposal relates to the disposal of a site previously used for indoor leisure provision, with future recreational use yet to be fully designed. There is a risk that: • accessibility may vary depending on future design • access to facilities may differ from previous provision • physical access, facilities and support arrangements will not be controlled directly by the Council There is no evidence of negative impact currently, however: • accessibility outcomes will depend on the planning process and subsequent development on site		

13a	Could the policy or project have the potential to affect individuals or communities on the basis of sexual orientation differently in a negative way?		**N**	
13b	What existing evidence (either presumed or otherwise) do you have for this?	No specific differential impacts identified on the basis of sexual orientation at this stage.		
14a	Could the policy or project have the potential to affect individuals on the basis of age differently in a negative way?	**Y**		There is potential for differential impact.
14b	What existing evidence (either presumed or otherwise) do you have for this?	The site previously provided indoor leisure provision and future provision may differ in: - type - accessibility - seasonal / weather dependency This may affect: • older users • children/families No specific data currently confirms differential impact, however: • change in nature of provision represents a material change in access • impact depends on future design and operation		
15a	Could the policy or project have the potential to affect individuals or communities on the basis of religious belief differently in a negative way?		**N**	No specific differential impacts identified on the basis of religious belief at this stage.
15b	What existing evidence (either presumed or otherwise) do you have for this?	No evidence from consultation or data indicates that this proposal would affect individuals on the basis of religion or belief.		

16a	Could this policy or project have the potential to affect individuals on the basis of gender reassignment differently in a negative way?		**N**	No specific differential impacts identified.
16b	What existing evidence (either presumed or otherwise) do you have for this?	No evidence available at this stage to suggest differential impact. However, changing facilities would need to be considered at the detailed design stage of any future development.		
17a	Could this policy or project have the potential to affect individuals on the basis of marriage and civil partnership differently in a negative way?		**N**	No specific differential impacts identified.
17b	What existing evidence (either presumed or otherwise) do you have for this?	No evidence available at this stage to suggest differential impact.		
18a	Could this policy or project have the potential to affect individuals on the basis of pregnancy and maternity differently in a negative way?		**N**	No specific differential impacts identified at this stage.
18b	What existing evidence (either presumed or otherwise) do you have for this?	However, accessibility, ease of access and facilities (e.g. changing, rest areas) would need to be considered at the detailed design stage of any future development.		

19	Could any negative impacts that you identified in questions 10a to 15b create the potential for the policy to discriminate against certain groups on the basis of protected characteristics?	**Y**		There is potential for indirect differential impact, particularly in relation to **disability** and **age**. This arises because: • site was previously indoor leisure facility • the future use is not yet fully defined • the Council will not directly control the detailed design or operation As a result, there is a potential risk that:

				• accessibility of final scheme may vary • the type and format of provision may affect how different groups are able to access facilities However, at this stage, these impacts are potential rather than evidenced, and no direct discrimination has been identified.
20	Can this negative impact be justified on the grounds of promoting equality of opportunity for certain groups on the basis of protected characteristics? Please provide your answer opposite against the relevant protected characteristic.	Y	N	Race: n/a Sex: n/a Disability: The proposal has the potential to deliver improved or modernised facilities, which may enhance accessibility compared to the former site. Any future development would be subject to planning policies and legislation requiring accessible design. Sexual orientation: n/a Age: The proposal has the potential to provide recreational and wellbeing benefits for a wide range of age groups, including opportunities for outdoor activity and community use for all ages. Gender reassignment: n/a Pregnancy and maternity: n/a Marriage and civil partnership: n/a Religious belief: n/a
21	How will you mitigate any potential discrimination that may be brought about by your policy or project that you have identified above?	**Planning process:** Any future development will be subject to planning controls, including policies relating to: • accessibility		

		• inclusive design • community use **Regulatory framework:** Development will be required to comply with relevant legislation, including the Equality Act 2010. **General Council approach:** The Council has sought to ensure that redevelopment proposals deliver broad community benefit and support inclusive access, recognising that this is a disposal to a third party and the Council is not directly responsible for delivery. As the Council is not directly delivering the scheme, detailed mitigation measures will depend on the final design and operation of the development.		
22	Do any negative impacts that you have identified above impact on your service plan?		N	No direct impacts on the Council’s current service plan have been identified. The proposal relates to the disposal of a site and does not involve direct delivery of services by the Council. However, it is recognised that the redevelopment of the site may interact with existing leisure provision within the district, including potential impact on WS&LP. Any such impacts would be managed through existing contractual and operational arrangements. On this basis, no direct service delivery or equality impacts on the Council’s service plan have been identified.

				Redevelopment of the site has the potential to contribute to wider Council objectives, including: • regeneration • health and wellbeing • community access Equality considerations will continue to be addressed through the planning process and any future regulatory requirements associated with development of the site.

Signed by completing officer	Duncan Faires
Signed by Service Lead or Corporate Head of Service	Emma Taylor

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SCRUTINY COMMITTEE

REPORT TITLE: Q1 FINANCE AND PERFORMANCE MONITORING 25/26

DATE: 7 SEPTEMBER 2026

REPORT OF CABINET MEMBER: CLLR CUTLER – DEPUTY LEADER AND CABINET MEMBER FOR FINANCE AND PERFORMANCE

CONTACT OFFICER: Email: showson@winchester.gov.uk

WARD(S): All Wards

RECOMMENDATION:

That the Scrutiny Committee raises with the Deputy Leader or relevant Cabinet Member any issues arising from the information in this report, ref CAB3569, which is being presented to Cabinet on 9 September and considers whether there are any items of significance to resolve or to be drawn to the attention of Cabinet.

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Finance and Performance Report – April to June 2026

Recommendation

That Cabinet notes the progress achieved during Q1 of 2026/27 and endorses the contents of the report.

Index

Performance Report

Finance report.

Updates since Q4 25/26 report

The council's revenue and capital financial position, including information for both the General Fund and the Housing Revenue Account (HRA), is set out in Section 7 of this report

The report also includes an update on actions that were identified as ongoing or incomplete as at 31 March 2026 in the Quarter 4 2025/26 report

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 – April to June 2026

- Software solution has been procured and is now being used to support the long-term monitoring and management of Biodiversity Net Gain (BNG) units.
- Five planning applications requiring BNG Plans had their BNG conditions discharged, delivering a total of 3.3 BNG units across a combination of habitat creation and hedgerow enhancements.
- Delivered a Climate and Nature Open Forum which focused on the district's Nature and Ecology. There were 50 attendees and presentations from WCC's Ecology Manager, Magnificent Meadows and local nature friendly projects.
- Procured consultants to carry out baseline mapping of woodland on council owned land and identify potential areas for woodland creation. Outputs to be delivered in Q2 and will be used to inform the development of potential tree planting and woodland creation projects.
- 22 council homes (which are scheduled to have their roofs replaced) had routine Preliminary Roost Assessments to check for features that may be suitable for roosting bats as a result give properties were shortlisted as having potential for roost features.
- Work is progressing to identify suitable sites for tree planting later this year. This includes reviewing the opportunity to plant a 'Tiny Forest', approximately the size of a tennis court, designed to maximize biodiversity in urban spaces. The 'Tiny Forest' scheme will be funded by 'Ringo Miyawaki' (style of planting) income.
- Progressing the Climate Adaptation and Opportunities Assessment for both the council and the district, reviewing and refining the outputs to ensure closer alignment with the Government's recently published Fourth Climate Change Risk Assessment.

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	Q1	Q2	Q3	Q4	Q1	Q1	Q2	Q3	Q4	Q1

RAG Status update: The anticipated carbon savings attributed to decarbonising corporate assets (Guildhall & City Offices and Winchester Sports & Leisure Park) is a risk. In February 2026, Cabinet approved circa £5M budget for the refurbishment of the Guildhall this will include energy efficiency measures subject to planning approval.

Work is ongoing to identify opportunities for further decarbonisation at Winchester Sports & Leisure Park

Progress achieved during the last quarter:
CNAP council actions have been reviewed and updated to reflect deliverables in the service plans. Great progress has been made across all pathways. The following updates are some of the key highlights:

- Compiling and verifying utility, transport and waste data for the council's annual carbon footprint report 2025/26.
- Received 194 responses from the annual staff travel survey. This has fed into the data required for council's annual carbon footprint for 2025/26.
- Return and evaluation of stage 2 submissions for the Grounds Maintenance and Public Realm Cleansing contracts. This included evaluation of the service design and delivery plans to use lower carbon kit and transition to EV vehicles subject to location, grid capacity and the availability of reliable low carbon alternatives.
- New River Park pavilion completed and opened. Procured solar PV panels for installation.
- Consultants completed technical surveys and reports for additional rooftop solar PV at Chesil Lodge and Winchester Sports and Leisure Park, this will help to inform the full business case for these projects.

Actions for the next quarter:

- Delivery of council's annual carbon footprint report for 2025/26.
- Solar PV rooftop installation at Meadowside Leisure Centre and at River Park Pavilion.
- Anticipated delivery of four low carbon transits vans for Special Maintenance. Two of these will be electric and two of these will be dual fuel and run on HVO. HVO to be supplied from BIFFA depot and fuel use will be monitored via key card. Repairs to EV charge point at Cipher House required.
- Final report from consultants who carried out baseline GIS mapping of woodland on council owned land to identify potential areas for further woodland creation.
- Delivery of a staff engagement webinar on Heat Pumps by My Home Made Better.

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	Q1	Q2	Q3	Q4	Q1	Q1	Q2	Q3	Q4	Q1

RAG status update
Timeline: While good progress is being made across all pathways, some projects are still in an early stage of development and will require time to deliver measurable carbon savings. **Carbon**: A key challenge for the CNAP is measuring and evidencing the carbon savings achieved through council-led actions and projects across the district, this is because the Government dataset is reported two years in arrears and in kilotonnes of CO2e.

Progress achieved during the last quarter:

CNAP district actions have been reviewed and updated to reflect deliverables in the service plans.

- HCC Active Travel Grant – procured and awarded the contract for a delivery partner for the active travel scheme in Stanmore.
- Local Area Energy Plan and Community Led Energy Plan – draft report outputs shared with Carbon Neutrality Board in April. Final outputs currently being reviewed internally
- All 20 business carbon assessments, funded by the council for 2025/26, have now been delivered. Progress made on securing funding and setting up a further programme of 15 carbon assessments for businesses for delivery in 2026/27.
- Launch of Greener Faster Grant which provides up to £1,000 to help local not-for-profit organisations reduce energy use, enhance biodiversity, and improve resilience against extreme climate events.
- All EVCP in council car parks have transitioned and are being integrated into 'Be.EV's' existing network. 'Be.EV's' offer more competitive pricing structure for off peak times.

Actions for the next quarter:

- Local Area Energy Plan and Community Led Energy Plan - Further work to develop an implementation plan will commence in Q2.
- Works for converting the existing Puffin crossing at Friarsgate (near Middle Brook Street) into a new, accessible Toucan crossing to be delivered.
- Review of Greener Faster grant applications and allocate funding.
- Solar PV and Battery installation on Council homes: following the pilot and awarding of contracts, delivery of the programme will commence supporting the reduction of carbon emissions and energy costs across the housing stock.
- Delivering a range of engagement events including Greener Futures Partnership and Winchester Green Fair.

Future of Waste and Recycling

<table>
<tr><td colspan="6">Lead Cabinet Member: Cllr Kelsie Learney / Cllr Steve Cramoysan</td><td colspan="5">Project Sponsor: Cheryl Headon</td></tr>
<tr><td rowspan="2">Programme RAG status</td><td colspan="5">Timeline</td><td colspan="5">Budget</td></tr>
<tr><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td></tr>
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Progress achieved during the last quarter:

- Contract Extension
  - Following Cabinet approval in March 2026 (CAB3535), the legal documentation for the waste and recycling contract extension has now been completed.
  - The extended contract will run from February 2029 to January 2037, providing long-term service certainty and reducing the need for the new unitary authority to undertake an immediate waste collection procurement following Local Government Reorganisation.
- Timeline and Simpler Recycling Implementation
  - Work is underway to establish the budget required for the procurement of fibre collection bins and containers, ensuring funding is in place ahead of transition to the new unitary authority. A figure is planned to be included in the MTFS for November 2026 Cabinet.
  - Subject to approval, the budget for the procurement of fibre collection bins and containers will be considered by Full Council in February 2027.
  - Securing funding at this stage will allow the budget provision to transfer to the shadow authority, enabling service design decisions to be taken by the new authority during summer 2027.
  - This approach maintains progress towards Simpler Recycling implementation whilst providing flexibility for the new authority to determine the final service design.
- Communication
  - A specialist behaviour change consultant has been appointed to support the development of a behaviour change campaign.
  - Initial project work has begun, including data gathering, and research to better understand resident behaviours, barriers and opportunities to improve recycling performance.
  - Findings from the research phase will be used to inform the design of a targeted behaviour change campaign and future communications activity.

Actions for the next quarter:

- Biffa depot lease extension

The Deed of Variation for the contract extension has now been signed. Work will continue to secure an extension to the depot lease, ensuring Biffa can remain on site for the duration of the extended contract.

- Behavioural change campaign development

Progress the development of the behaviour change campaign through research, stakeholder engagement, workshops and site visits. This work will inform campaign content, targeting and delivery, with a planned launch in Autumn 2026.

- Simpler Recycling container procurement

Undertake research and supplier engagement to establish indicative costs for paper and card bins/containers required to support Simpler Recycling. The resulting cost estimates will inform Medium-Term Financial Strategy (MTFS) planning and budget requirements in November 2026, ensuring funding provision can be reflected within the shadow authority's budget-setting process. Subject to approval, the budget proposals will be considered by Full Council in February 2027. Securing the budget at an early stage will ensure the project is well positioned to progress with implementation once the new authority has confirmed its future waste collection service design and approach to Simpler Recycling.

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**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**

Progress achieved against last quarter

Housing Revenue Account (HRA)

- The outputs from the site surveys and feasibility work were used to develop Outline Business Cases (OBC) for the four HRA WwTW sites – Baring Close (Itchen Abbas), Hobbs Close (Bishops Sutton), Kiln Lane (Old Alresford), and The Pastures (Cheriton)
- Outline Business Cases were presented to PAC Board on 24th June 2026 to request approval to proceed to the next stage of project development
- PAC Board provided approval to proceed to the procurement stage for three of the four sites. It was decided not to proceed with upgrading the Hobbs Close site due to unique challenges with the site.
- The council commissioned consultants to undertake hydrogeology studies for the site. The studies suggest that, owing to lag time, phosphorus credits cannot be generated by the upgrade of Hobbs Close and only a small amount of nitrogen credits can be generated. As a result, it was decided not to proceed with upgrading this site at this time.

Partnership for Southern Hampshire (PfSH)

- The outputs from the site surveys and feasibility work have been used to update the business case for the three priority PfSH schemes – The Brook, Couch Green, and Woodlane Close

Report presented to PAC Board on 24th June 2026 outlining proposed approach and seeking agreement to continue

Actions for the next quarter:

Housing Revenue Account (HRA)

- Procure a contractor to install the upgrades of the three HRA sites at Baring Close, Kiln Lane, and The Pastures
- Develop Full Business Case (FBC) for each of the three sites to be approved by the council's Chief Finance Officer and Strategic Director, as per CAB3470

Partnership for South Hampshire (PfSH)

- Procure a contractor to install the upgrades of the three PfSH sites at The Brook, Couch Green, and Woodlane Close
- Business case to be updated following procurement exercise and to agree with PfSH which sites to proceed to installation

Greener Faster - Progress against actions in service plans 2026-28

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G
1	Deliver the Air Quality Strategy and Action Plan	Cllr Learney/ Cllr Cramoysan	March 2030	
2	Take steps to reduce carbon from council owned occupied estate	Cllr Tod	Ongoing	
3	Restoring nature through implementation of the Nature Improvement Plan	Cllr Learney	Ongoing	
4	Working with partners to deliver solar PV at key sites including Sport and Leisure Centre, Cathedral and Science Centre.	Cllr Learney	March 2027	

Ongoing service plan actions from 2025-26

- Develop a Local Area Energy Plan – Final report provided and is now being tested against other energy infrastructure strategy and planning work to ensure consistency and alignment.
- Create sustainable travel networks and projects in local areas – this is now ongoing BAU (business as usual) work, so will be removed from actions going forward.
- Develop an Electric Vehicle Charging Points framework for the district – Following initial scoping completion, the decision was made not to progress this, so it is now closed.

Measuring our progress

No.	Performance measure	Cabinet member (Cllr)	Lead Director	17/18 (base)	21/22	22/23	23/24	24/25	25/26	Target & Status 25/26	Target 26/27
Long range trackers (Annual – financial year)											
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	tbc	2,100	2,900
GF1a	Council market-based Scope 1 & 2 emissions (tCO2e) [2]			1,444.3[2]	595.6	523.4	398.2	57.7	tbc		
GF1a	*% change relative to 2017/18 baseline year*			n/a	-59%	-64%	-72%	-96%	tbc		
GF1b	Council market-based Scope 3 emissions (tCO2e) [1]			2,806.9	3,664.6	3,446.9	3,692.3	2,194.4	tbc		
GF1b	*% change relative to 2017/18 baseline year*			n/a	31%	23%	32%	-22%	tbc		

- **Basis of targets:**

GF1 to GF1b - Estimated from the annual Council Carbon Footprint report - based on several interventions with associated carbon savings. Revised target is factoring in that MLC and WSLP will no longer be on REGO (renewable energy guarantee) backed tariff in 26/27 so we will see an increase in market based emissions.

- **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 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**	**2024**	**Target 2030**	**Status**
GF2a	District territorial GHG (ktCO2e) [2]	Learney	Cheryl Headon	957.4	792.8	833.6	800.6	772.3	781.1		
GF2a	*% change relative to 2017/18 baseline year*				-17%	-13%	-16%	-19%	-18%		
GF2b	District carbon emissions under scope of LA influence (ktCO2e)			673.5	561.5	594.00	558.0	537.6	547.6	470 ktCO2e	n/a
GF2b	*% change relative to 2017 baseline year*				-17%	-12%	-17%	-20%	-19%		

- **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 and b as they are sub-sets. Previously reported figures will / may have been updated as government adjusts its calculation methodology and changes all past data to be consistent and enable direct comparison.*

Commentary: Methodology for reporting has now changed, so previous figures and targets are revised accordingly. The Government data for 2024 shows that Winchester's annual emissions have increased compared with 2023. Analysis shows that this is due to higher emissions from transport, domestic gas consumption, agriculture, and public sector organisations. The population of Winchester has also grown during this time which may have contributed to increased emissions for transport, domestic energy use, and public services.

Emissions per capita remain unchanged, indicating that average emissions per resident have not increased. Overall, the data shows that district-wide emissions remain on a long-term downward trajectory and continue to be lower than the baseline year. It emphasises the continued importance of projects to improve energy efficiency, promote sustainable transport, and support the deployment of renewable and low carbon technologies across the district.

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/m3 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 NO_2 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 NO_2 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**	**Q1 - 25/26**	**Q2 - 25/26**	**Q3 - 25/26**	**Q4 - 25/26**	**Q1 - 26/27**	**Target 26/27**	**Status**
GF4	% of household waste sent for reuse, recycling, and composting – higher is better	Cramoysan	Cheryl Headon	40.89%	38.68%	42.27%	43.07%	47.85%	45%	
GF5	Residual household waste per household (kg/hh) – lower is better			103.62	103.38	97.98	92.33	92.31	<400 kg/hh	
GF6	Energy usage (kWh) – Electricity – City Offices [3]	Learney	Simon Hendey	24,491	26,743	39,340	37,757	23,421	Measure only	n/a
GF7	Energy usage (kWh) – Electricity – Guildhall [3]			62,400	69,509	74,969	73,686	68,347	Measure only	n/a
GF8	Energy usage (kWh) – Gas – City Offices [3]			0	0	40,366	52,383	4,929	Measure only	n/a
GF9	Energy usage (kWh) – Gas – Guildhall [3]			18,010	7,905	76,683	91,059	21,498	Measure only	n/a
GF10	Renewable energy generated (kWh) from solar panels [4]			140,117	115,262	34,790	54,451	171,860	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), and CAB are recharged a percentage for their usage.*

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

Section 2 Healthy Communities

Delivery highlights – April to June 2026

- The new River Park Pavilion was officially opened in May by the Mayor of Winchester. The £2.3 million cost included contributions from the Town Forum and The Pavilion Project, as well as grant funding from Hampshire County Council.
- Cabinet in June approved in principle to progress an Agency Variation to the council's leisure management contract, which will strengthen the long-term sustainability and resilience of the council's leisure offer, provide greater financial certainty through a guaranteed annual return alongside the council's existing contractual arrangements, and support the continued delivery of high-quality leisure services for residents.
- Work began on a new soft play provision at Winchester Sport and Leisure Park, funded primarily through a £200,000 investment by Everyone Active.
- Community grants totalling £35,000 were awarded to seven organisations for 2026/27 from the Healthy and Thriving Communities Fund. This will enable support for young people and families, people with learning disabilities, and for our more deprived communities.
- A series of discussions took place with local GPs and other health professionals to help shape the emerging neighbourhood health programme being introduced by the NHS Hampshire Integrated Care Board.
- The 2026 Park Yoga programme started in May. This year's programme includes a new location at Bishops Waltham to add to established sessions in Winchester and Whiteley and attendance during May totalled more than 1,100 across the three sites.
- The Stanmore community network met in June with guests from health agencies who talked about the emerging neighbourhood health programme and how it could benefit awareness of health services and make them more accessible to people locally. Conversations also took place with the Carroll Centre, University of Winchester and Community First about increasing volunteer activity locally.
- Work commenced on the sports pavilion at Kings Barton, which is being delivered by the developer as part of its Section 106 planning obligations.
- A second round of bidding for Community Infrastructure Levy (CIL) funding was introduced and opened in June, to increase access to funding for community organisations across the district.

River Park Cricket Pavilion

<table>
<tr><td colspan="6">Lead Cabinet Member: Cllr Kathleen Becker</td><td colspan="5">Project Sponsor: Cheryl Headon</td></tr>
<tr><td rowspan="2">Project RAG status</td><td colspan="5">Timeline</td><td colspan="5">Budget</td></tr>
<tr><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td></tr>
</table>

Progress achieved during the last quarter:

- The building was completed and handed over in the second week of April.
- Additional facilities have also been delivered. These are replacement practice nets open for general public use and an artificial wicket which extends use and increases accessibility.
- Soft opening commenced with the first cricket match played on the weekend of 2 May.
- Official opening was held on 14 May with the City Council, The Pavilion Project, and the design and construction teams represented and local sports, community groups and individual supporters in attendance.
- Cricket and community groups are now hiring the new Pavilion and its facilities.

Actions for the next quarter:

- The pavilion is complete and operational. Solar panels are to be installed as the final element, which was slightly delayed due to supply availability.
- This will be the final quarterly highlight report for this project.

Healthy Communities – progress against actions in service plans 2026-28

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G
1	Making CIL work harder and faster - Accelerate delivery through swift use of Community Infrastructure Levy funding	Cllr Porter	March 2028	
2	Driving income and exploring new models for leisure contract • Maximise the performance of our leisure contract • Explore the introduction of an agency model	Cllr Becker	Ongoing	
3	A community-led future Implementing the Thriving and Resilient Communities strategy to build leadership, inclusion, access to services and networks, support those facing the toughest circumstances.	Cllr Becker	Ongoing	
4	Secure new open space and community facilities on major development sites and establish appropriate management mechanisms.	Cllr Tod	March 2030	

Ongoing service plan actions from 2025-26

- Review data and agree scope of the work for community facility audit(s) - Completed and local forum / network of centre operators and managers established and meetings held, so will be removed from actions. Work continues as BAU (Business as usual)
- Deliver a programme of engagement and activity sessions enabling residents to live longer better (HCC fund) – HCC funding for this programme continues until end of September 2026. New delivery model being introduced that will be sustainable beyond that date.
- Complete the construction to replace the River Park cricket pavilion – this has been completed and the site is now open, so will be removed from ongoing actions
- Community Integration programme for overseas guests - deliver the HCC funded support for independent living and community integration – This programme is reducing in scale as guest numbers reduce, and one member of staff has recently left. A reduced programme of support will be maintained until the HCC funding ends in September 2027.

- Deliver a programme of grants to community and voluntary sector organisations – This is BAU, an ongoing rolling programme incorporating a few different funding streams, one of which is referenced in the delivery highlights above.

Measuring our performance

Long range trackers (Annual)

No.	Performance measure	Cabinet member (Cllr)	Lead Director	20/21	21/22	22/23	23/24	24/25	25/26	Target & Status 25/26	Target 26/27
HC1	% adults participating in 150+ mins of sport / physical activity p/w within the Winchester district [1]	Becker	Cheryl Headon	71.0%	73.7%	73.0%	73.3%	69.2%	*From Apr 27*	Measure only	Measure only

Practical real-time measures (Quarterly)

No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Q1 - 26/27	Target 26/27	Status
HC2	Winchester Sport and Leisure Park - total number of visits	Becker	Cheryl Headon	356,284	353,328	334,092	351,758	324,507	1,410,000	
HC3	Winchester Sport & Leisure Park - number of all concessionary rate visits			137,710	138,069	132,254	140,141	135,437	550,000	
HC4	Meadowside - total number of visits			19,506	18,511	17,412	21,347	21,039	80,600	
HC5	Meadowside - all concessionary rate visits			3,463	2,936	2,141	2,327	2,276	11,400	
HC6	Number of housing benefit claimants (rolling total)	Cutler	Liz Keys	2,154	2,012	1,925	1,930	1,908	Measure only	n/a
HC7	Number of Council tax reduction claimants (rolling total)			5,767	5,718	5,761	5,858	5,880	Measure only	n/a
HC8	Average time taken to process new housing benefit claims (days)			21.39	19.12	19.35	20.02	24.33	21 days	
HC9	% Winchester residents claiming out-of-work benefits [2]	Thompson	Cheryl Headon	2.10%	2.10%	2.00%	2.10%	2.00%	Measure only	n/a

- **Basis of targets:**

HC2 to HC5 - Target reflects less growth this year as other budget operators capture more of the market, but may be improved if planned improvements get approved
HC8 - Target based on performance improvement against previous years actuals

- **Footnotes:**

[1] Data is only provided a year or more in arrears – the reporting period covers November to November, but they do not provide the figures until the following April or thereabouts. E.g. 24/25 data is received at end of 25/26, 25/26 data will be received at end of 26/27
[2] Data provided by ONS – "CC01 Regional labour market: Claimant Count by unitary and local authority". Published 17th of the month.

Commentary

HC8 - Resourcing issues (small team, which has since lost a resource due to ill-health), coupled with extended time needed to process new individual claims has impacted the performance figure. However, it is being addressed with the sourcing of additional help, and where instances are deemed high priority, these are being accelerated so as not to cause problems for the individuals

Section 3 Thriving Places

Delivery highlights – April to June 2026

- **Building our visitor identity – delivering the district tourism plan:**
    - Targeted campaigns aligned with the priorities outlined in the Tourism Strategy have supported the continued growth in visitwinchester.co.uk page, Instagram and Facebook views which were up 4%, 298% and 212% compared with same period last year. Five pieces of media coverage (including Best Magazine, The Daily Telegraph, Daily Express, Daily Mirror and House & Garden), reaching an audience of over 53.3 million and 20 brand mentions.
    - City and district itineraries: Winchester walks with pub pitstops, showcasing a walking itinerary across the district and supporting local food and drink providers, achieved 5,618 page views and over 218,000 views across Facebook and Instagram since publication in June.
    - Visitor market focus: Things to Do with Kids in Winchester (Ages 0–16) launched in April, targeted at Curious Families (over 2,360 page views since publication in April).
- **Championing tourism regionally:**
    - Represented Hampshire LVEP at Visit England National LVEP conference and attended meeting of the LVEP Advisory Board to further discuss draft of Hampshire Destination Management Plan.
- **Culture with impact:**
    - Following submission of Winchester's UK Town of Culture bid in March, a digital postcard of Winchester was submitted to DCMS for a planned showcase of bidding towns on DCMS social platforms in July.
    - From Behind Closed Doors: Winchester's first creative industries festival in April successfully showcased the city's thriving creative sector through a collaborative programme and partnership led festival. This included an exhibition featuring 12 leading local studios, an open studios weekend involving 17 studios and four freelance creatives, and a design challenge for 10 university students. The event attracted over 230 visitors, generated strong digital engagement, including 4000 views of the open studios map.
- **Powering Rural Growth and the Green Economy:**
    - Green Economic Development Strategy: has been refreshed and updated to cover the period through to 2029.
    - Solar for Business Project: The outline planning application for Winchester Science Centre has been received and a roof condition survey completed. All project contracts have been drafted.
    - Abattoir project: Interim board established and an inaugural meeting held. Current government scoping work to assess the need for abattoir provision in the southeast as been extended to include the Winchester district.

Bar End Depot

Lead Cabinet Member: Cllr Martin Tod					**Project Sponsor:** Simon Hendey				
Programme RAG status	**Timeline**				**Budget**				
	Q1	**Q2**	**Q3**	**Q4**	**Q1**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**

Progress achieved during the last quarter:

- Cabinet on 28 May approved a conditional sale contract (subject to planning) with Places for People Development Ltd PfP as the preferred bidder.
- Draft contract issued.
- Pre-application planning submitted by PfP.

Actions for the next quarter:

Legal exchange.

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**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**

Progress achieved during the last quarter:

- Jigsaw carried out further public engagement in early June, providing updated information on the scheme's progress and gathering feedback from the community.
- A paper was presented to Cabinet in May, and approval was secured for the proposed land acquisition required to support delivery of the scheme.
- RIBA Stage 1 design work was completed, enabling the project to progress into the next phase of design development and cost planning.

Actions for the next quarter:

- Further development of the scheme's design, cost plans and supporting technical information will continue to strengthen the planning application.
- Project governance and stakeholder engagement activities will continue to ensure risks, dependencies and delivery milestones are effectively managed.
- The Full Business Case (FBC) and accompanying Cabinet report will be finalised and submitted for approval in August.
- Subject to Cabinet approval, work will continue to progress on the key actions required to support submission of Jigsaw's planning application in Autumn/Winter 2026.

Local Plan

<table>
<tr><td colspan="2">Lead Cabinet Member: Cllr Jackie Porter</td><td colspan="10">Project Sponsor: Cheryl Headon</td></tr>
<tr><td rowspan="2">Programme RAG status</td><td colspan="5">Timeline</td><td colspan="5">Budget</td></tr>
<tr><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td></tr>
</table>

Progress achieved during the last quarter:

Winchester City Council Local Plan 2044:

In order to be legally compliant, the Council was required to issue a Notice of Intention to start plan preparation on Local Plan 2044 by the 30 June 2026. This confirmed in the transitional provisions in Town and Country Planning (Local Planning) (England) Regulations 2026 for certain Councils meeting the relevant criteria which includes Winchester City Council.

- A Notice of Intention to commence plan preparation for a Local Plan 2044 was issued on the 30 June 2026
- A timetable for the preparation of the Local Plan 2044 was also published on the 30 June 2026 along with a Project Initiation Document

On the 30 June 2026 Cabinet also agreed to revise Winchester City Council's approach to commencing preparation of a new Local Plan or Local Plans for the LPA area under the Levelling Up and Regeneration Act 2023 in the context of Local Government Reorganisation, proposed local authority boundary changes and emerging devolution arrangements across Hampshire and the Solent.

In order to reflect the desire to produce a joint Local Plan, Officers are using this upcoming period to explore opportunities for collaborative plan-making across the proposed Mid Hampshire geography whilst continuing engagement with Government regarding future transitional planning arrangements.

Actions for the next quarter:

Local Plan 2044:

- Work with Officers from East Hampshire, Test Valley, New Forest to create and agree a series of proformas to establish the baseline situation for preparing a joint local plan on issues such as housing, infrastructure, economy retail and environmental issues.
- Continue engagement with Government regarding plan making requirements, transitional arrangements and future strategic planning responsibilities arising from Local Government Reorganisation and devolution.
- Continue to work with consultants on the commissions (Water Cycle Study, Retail, Employment and Strategic Housing Market Assessment) that we have existing contractual arrangements with to progress these evidence base documents to completion.

- Joint Leader's Board meeting on the 16 July 2026 to seek agreement to work on a collaborative joint local plan, work on a shared evidence base and issue jointly Notices of Intention to commence plan preparation on a joint local plan for the proposed Mid Hampshire geography.

Winchester Movement Strategy

Lead Cabinet Member: Cllr Kelsie Learney					**Project Sponsor:** Simon Hendey					
Programme RAG status **Q1-3 25/26 were previously incorrectly transposed as green*	**Timeline**					**Budget**				
	Q1	Q2	Q3	Q4	Q1	Q1	Q2	Q3	Q4	Q1

RAG status update:

Funding for transport related schemes are now via CIL applications and Central Government bids, therefore schemes rely on successful bids. We are working to develop schemes with HCC to bring forward.

Progress achieved during the last quarter:

Work on the ten next step proposals continues.

- **Micro-Logistics Hub Trial –** Solent Transport ended their trial of a micro logistics hub in the city centre. Hub deinstalled and car parking bays returned to use. Equipment either returned to provider or reused elsewhere. Solent Transport no longer an entity.
- A number of **LCWIP active travel schemes** are still being progressed or have been installed by HCC in the city including:
  - Hillier Way, walking and cycling improvements – Proposed plan developed, engagement with stakeholders undertaken, costing of proposed scheme undertaken.
  - Minor Works – Liaison with HCC Engineering Services to discuss possible minor work schemes across the city. Awaiting funding to undertake works.
  - Liaison with HCC and Southern Water on the temporary shared use path between Olivers Battery and Compton - ongoing
  - Liaison with HCC and SDNP on a potential active travel route from Hockley Link to Shawford Railway Station - ongoing
  - Fulflood Liveable Neighbourhood Pilot - Next steps being discussed by HCC
- CIL Funding – CIL application made for Hillier Way walking and cycling improvements

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 2026-28

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G
1	Future of former Leisure Centre: market the site for sale and find a new investor	Cllr Tod	September 2026	
2	Continue leadership role in the LVEP and actively contribute and steer the production of a Destination Management Plan	Cllr Thompson	March 2028	
	Work across our Cultural Partnerships to build future long-term sustainability and to secure recognition as a model of best practice	Cllr Thompson	March 2028	
	Delivering the District Tourism Plan	Cllr Thompson	March 2028	
5	Guildhall - undertake competitive bid process to obtain bids required to appoint contractors to complete essential structural and repair works.	Cllr Tod	September 2026	
6	Decision on future business model and operator for the Guildhall	Cllr Tod	March 2027	

Ongoing service plan actions from 2025-26

- Manage the delivery of UKSPF programme – This has since been completed, so will be removed from actions going forward

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**	**25/26**	**Target & Status 25/26**	**Target 26/27**
TP1	% of economically active people in employment (aged 16-64)	Thompson	Cheryl Headon	77.4%	83.7%	75.1%	81.5%	83.6%	tbc	Measure only	Measure only
TP2	Business counts (micro, small, medium, large enterprises; source: NOMIS)			8,035	8,110	8,165	8,225	8,095	8,130	Measure only	Measure only
TP3	No. of unemployed (source: ONS)			1,800	1,700	1,235	1,900	1,600	tbc	Measure only	Measure only
TP4	% of addresses with Gigabit availability			n/a	n/a	n/a	n/a	62.2	69.3% (Jan 26)	Measure only	Measure only

Practical real-time measures (Quarterly)										
No.	**Performance measure**	**Cabinet member (Cllr)**	**Lead Director**	**Q1 - 25/26**	**Q2 - 25/26**	**Q3 - 25/26**	**Q4 - 25/26**	**Q1 - 26/27**	**Target 26/27**	**Status**
TP5	Number of reported fly-tips (actual incidents) [1]	Cramoysan	Cheryl Headon	102	162	182	276	231	Measure only	n/a
TP6	% of fly-tips cleared within contract deadlines/days [2]			75%	75%	80%	83%	80%	80%	
TP7	Number of reported graffiti incidents (online form totals)			11	15	7	3	7	<120	
TP8	"Public Space" issue reports [3]			110	118	109	144	99	<500	
TP9	% of WCC revenue spend with local suppliers [4]	Cutler	Gareth John	23.3%	23.0%	24.6%	25.3%	19.5%	25%+	
TP10	City centre high street footfall [5]	Thompson	Cheryl Headon	2,779,719	2,660,538	2,780,565	2,897,387	2,834,428	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 included for previous quarters may be revised when further clearance confirmations are received after the end of the quarter and reflected in the calculations (percentages are based on numbers we have had confirmation for at time of collation).*
[3] *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.*
[4] *Local revenue spend is calculated for creditor types of trader only, and excludes grants/local government/private individual etc.*
[5] *Provided by the Winchester BID Place Informatic reports*

Fly-tip clearance breakdown:

	Q1 25/26	Q2 25/26	Q3 25/26	Q4 25/26	Q1 26/27
Total fly tips confirmed cleared	85	144	171	265	218
Fly- tips up to 1 metre cubed in size	13	16	10	10	14
Number of which cleared in time (5 working days submission to clearance)	7	8	6	7	8
Percentage of up to 1 metre cubed cleared in time	54%	50%	60%	70%	57%
Fly-tips size 1 metre cubed and above	72	128	161	255	204
Of which in time (15 working days submission to clearance)	57	100	131	212	166
Percentage of 1 metre cubed and above cleared in time	79%	78%	81%	83%	81%
Overall percentage of all fly-tips cleared in time	**75%**	**75%**	**80%**	**83%**	**80%**

- 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).
- Figures included for previous quarters may be revised when further clearance confirmations are received after the end of the quarter and reflected in the calculations (percentages are based on numbers we have had confirmation for at time of collation).

Section 4 Good Homes for All

Delivery highlights – April to June 2026

- In preparation for the implementation of the Renters' Rights Act on 1st May 2025, the Private Sector Housing Team revised its' Enforcement Policy and developed a New Civil Penalties Policy and recruited to a Strategic Tenancy Relations Officer and Regulatory Compliance Officer to enable the council to effectively deliver its duties under the Act by strengthening tenants' rights and improving housing standards.
- The Housing Options Team assessed and awarded more than £11,000 through the Crisis Resilience Fund to support households facing financial hardship. The fund enabled residents to reduce immediate financial pressures and sustain existing tenancies, preventing homelessness and reducing demand on temporary accommodation and wider services.
- The council brought back into use twelve self-contained one-bedroom properties at Sussex Street as Temporary Accommodation. This has increased the availability of decent quality temporary accommodation for homeless households, reducing reliance on expensive bed and breakfast accommodation, improving customer outcomes and supporting the council's approach to managing temporary accommodation costs.
- HQN mock inspection undertaken for the Landlord Service across all the Consumer Standards to support the continuous improvement journey.
- Signix M and E contract go live in May with no disruption or reduction in the customer service offer and achieving 99% compliance across both gas and electrical servicing. New affordable homes continue to be completed and handed over to the council at the Kings Barton development in Winchester. In total, the council will take ownership of 146 affordable homes for rent and low-cost home ownership.
- The Winchester City Council Local Plan 2020 – 2040 was adopted in March 2026. This provides an up-to-date policy framework to facilitate housing delivery based on the sustainable development strategy in the Local Plan. The aim is to provide good quality homes in the right places to meet the Council's housing needs. The Plan includes clear policy guidance on the provision of affordable housing that meets a wide range of community requirements, and a range of types and sizes are provided.

New Homes Programme

Lead Cabinet Member: Cllr Mark Reach						**Project Sponsor:** Simon Hendey				
Programme RAG status	**Timeline**					**Budget**				
	Q1	**Q2**	**Q3**	**Q4**	**Q1**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**

RAG status update

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.

Progress achieved during the last quarter:

- 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 34 of these units to date; 4 shared ownership and 30 for affordable rent.
- Construction continues on the 10 affordable units at Hazeley Road, Twyford.
- Works have commenced on the Woodman Close site in Sparsholt, comprising two 2-bed detached bungalows and three 1-bed terraced houses for social rent. The council has received Homes England funding for the scheme.
- 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.
- 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.

Actions for the next quarter:

- 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.
- Woodman Close, Sparsholt – project manage the construction of 5 social rent units.
- Continue market engagement with SME and volume housebuilders to identify new build S106 and additionality opportunities.
- Continue feasibility studies on council commissioned schemes.

Housing Compliance Improvement Plan

Lead Cabinet Member: Cllr Mark Reach	**Project Sponsor:** Simon Hendey									
Programme RAG status	**Timeline**					**Budget**				
	Q1	**Q2**	**Q3**	**Q4**	**Q1**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**

Progress achieved during the last quarter:

- No Access Policy 2025-2028 approved at Cabinet Member for Good Homes decision day on 17 June.
- HQN mock inspection work across all consumer standards-feedback for compliance was positive with no concerns raised.
- Drafted monthly reconciliation process document for stock and dwelling numbers developed and shared for review.
- Compliance data review underway following completion of block inspection validation work by Ecosafe.
- Block review in progress to simplify how structures are held within systems
- High level action plan developed for consumer standards following HQN feedback, presented to Cabinet Committee: Housing

Actions for the next quarter:

- Develop action plan following HQN mock inspection feedback delivered in June
- No Access Policy and procedure dissemination to be carried out
- Mapping governance structure to support development of Housing Assurance Board
- Finalise block structure review and schedule MRI consultancy time to apply system changes to block hierarchy structure
- Finalise monthly reconciliation process document for stock and dwelling numbers

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

<table>
<tr><td colspan="1">Lead Cabinet Member: Cllr Mark Reach</td><td colspan="10">Project Sponsor: Simon Hendey</td></tr>
<tr><td rowspan="2">Programme RAG status</td><td colspan="5">Timeline</td><td colspan="5">Budget</td></tr>
<tr><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td><td>Q1</td><td>Q2</td><td>Q3</td><td>Q4</td><td>Q1</td></tr>
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Progress achieved during the last quarter:

- Heating and Electrical contracts awarded to Signix Ltd following full procurement mini com framework. Both contract went live on 11 May 2026
- R&M / Voids planned kitchens and bathrooms awarded to Wates property services following a full 2 stage procurement PA2023 compliant process. Mobilisation in flight with go live date of 1st August 2026.

Actions for the next quarter:

- Repairs and Maintenance procurement and audit report update to be presented to Cabinet Committee: Housing on 6 July.
- Go live with Wates and embed the contracts into the service

Good Homes for All - Progress against our actions in service plans 2026-28

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G
1	Council housing retrofit carbon reduction programme – *propose rewording to reflect Housing Service Plan and include reference to EPC* Deliver a Council Housing Retrofit Programme to achieve energy efficient ratings of EPC C and above in our council homes (this is working version of rewording)	Cllr Reach	Ongoing	
2	Complete the Digital Switchover programme in Sheltered Housing Schemes - analogue to digital by January 2027	Cllr Reach	January 2027	
3	Achieve regulatory response times for dealing with damp and mould in council homes	Cllr Reach	April 2026	
4	Establish a Retrofit Carbon Reduction Strategy for Council homes	Cllr Reach	March 2027	

Ongoing service plan actions from 2025-26

- Procurement of major repairs and maintenance contract for council homes, Inclusive of tenant engagement (Green in Q4) – This has since been completed, with the initial contract beginning August 2026 – see highlight report above

Red/Amber Status

3 We arranged an independent review of our approach to damp and mould, and from this we have an action plan in place to deliver the recommendations. This is supported by the introduction of a team of two specialist Damp and Mould Case Officers who are the points of contact for customers reporting damp and mould in their homes.

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**	**25/26**	**Target & Status 25/26**	**Target 26/27**
GH1	% of all WCC homes achieving energy efficiency rating of C or above	Reach	Simon Hendey	62%	63%	65%	70%	70%	71%	73%	73%
GH2	Total new home completions across the district (rolling total)			n/a	121	139	276	308	353	1,000 by 2032	61 for 26/27; 1,000 by 2032
GH3	Homelessness – numbers recorded as rough sleepers[1] (as at year end)			n/a	n/a	2	3	5	6	5	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.

Commentary

GH1 - We were unfortunately slightly under target due to a combination of delay in fabric works delivery and DESNZ temporarily holding their installation of batteries. As a result of the above we rescinded the SHF funding which took time and impacted on the construction contract programme of works. Escalated costs also created further delays and requiring redesign of the retrofit delivery strategy. However, two contractors were piloted to support this new strategy with the pilots now concluded giving us confidence in the new delivery strategy, and ability to increase control over future uncertainties. Through accelerated programmes over years 26/27 and 27/28, the Retrofit Team are confident we will meet the overall target which is to achieve EPC C and above on all WCC Housing Stock by 2030.

GH3 - The annual rough sleeping snapshot (In November 2026) recorded 6 people, compared with the target of 5. Whilst this represents a small variance the target was not achieved due to increasing pressures within the homelessness system. We are still feeling the impact of the loss of 29 beds of stage 1 accommodation in 2025, reducing the availability of supported accommodation for those individuals with the most complex needs alongside an increase in the number of single people presenting with complex and multiple needs. Securing accommodation for these individuals requires a multi-agency approach and can take longer to achieve sustainable outcomes.

Practical real-time measures (Quarterly)

No.	Performance measure	Cabinet member (Cllr)	Lead Director	Q1 - 25/26	Q2 - 25/26	Q3 - 25/26	Q4 - 25/26	Q1 - 26/27	Target 26/27	Status
GH4	Avg time for homeless household to receive offer of a permanent home (days)	Reach	Simon Hendey	256	348	279	164	222	320 days	
GH5	Retrofit adjustments – total number of houses (running total)			0	37	101	269	36	514	
GH6	Retrofit adjustments – total number of adjustments made (running total)			0	37	135	346	37	1,167	
GH7	Percentage of planning decisions upheld at appeal (WCC / SDNP)	Porter	Cheryl Headon	100% / n/a	61% / 100%	80%/ 67%	100% / 100%	84% / 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

Measuring our progress – Housing TSM

Practical real-time measures (Quarterly)										
No.	**Performance measure**	**Cabinet member (Cllr)**	**Lead Director**	**Q1 - 25/26**	**Q2 - 25/26**	**Q3 - 25/26**	**Q4 - 25/26**	**Q1 - 26/27**	**Target 26/27**	**Status**
GH8	Proportion of homes for which all required gas safety checks have been carried out	Reach	Simon Hendey	99.91%	99.89%	99.93%	99.82%	99.07%	100%	
GH9	Proportion of homes for which all Electric Checks have been carried out			98.30%	98.81%	99.21%	99.19%	98.86%	100%	
GH10	Asbestos Inspections % of Reg 4 Surveys			66.78%	98.29%	100%	100%	100%	100%	
GH11	Proportion of Lifts with 100% of valid Loler Certificates			97.50%	97.50%	100%	100%	100%	100%	
GH12	Proportion of homes with a 100% of Working Smoke Detector checked			99.70%	99.56%	99.60%	99.42%	99.54%	100%	
GH13	Proportion of homes with a 100% of Working Carbon Monoxide Detector checked			99.70%	99.62%	99.70%	99.57%	99.64%	100%	
GH14	Percentage Damp and Mould open cases inspected and resolution agreed within 14 days			71.00%	75.33%	98.00%	83.67%	tbc	98%	tbc
GH15	Number of outstanding High Risk Fire Risk Assessment actions			3	0	0	0	0	0	
GH16	Number of outstanding Fire Risk Assessments			76	0	0	0	0	0	

- **Basis of targets:**

GH8 to 16 - Targets based on regulatory standards

Commentary

GH8 – 42 properties outstanding, out of which 3 are on a notice to quit, 1 is long term hospital and 38 have access issues which are being addressed

GH9 – 59 properties outstanding, out of which 3 are void / 3 are long term hospital, 3 are going through injunctions and 50 have access issues which are being addressed

GH12 – 24 current non-compliant dwellings which are being progressed

GH13 – 17 current non-compliant dwellings which are being progressed

GH14 – Regulator have revised reporting expectations, so work is still being done to collate figures from raw data

Section 5 Efficient and Effective

Delivery highlights – April to June 2026

- Completed delivery of the mobile devices review project, reducing staff mobile connections by around 100 through more efficient use of alternative technology.
- Begun creation of a new complaints dashboard for housing to make it more efficient to update and share for tenant engagement, which also aligns with the TIA (transparency and influence standard) set out by the social regulator for housing (RSH).
- In response to feedback from the Housing Complaints Focus Group, we are strengthening access routes for digitally excluded customers to ensure they can easily access our services and understand how to raise a complaint.

Local Government Reorganisation

Lead Cabinet Member: Cllr Cutler				**Project Sponsor:** Laura Taylor		
Programme RAG status	**Timeline**			**Budget**		
	Q3	**Q4**	**Q1**	**Q3**	**Q4**	**Q1**

Progress achieved against last quarter

MHCLG

- An area-wide response was sent to MHCLG covering:
    - Warding Arrangements,
    - Returning Officer for Shadow Authority Elections,
    - Parish Election alignment and
    - Future Unitary names.

Mobilisation

- Service self-reflection project commenced to engage service areas to identify strengths, opportunities, watchouts, and any specific implications of the decision related to the Newlands Boundary Change.
- Foundational Phase of the programme begun with the Implementation Team (CXs) stood up.
- Implementation Team agreed overall programme governance structure and mobilisation work packages.
- Laura Taylor appointed as the Deputy Senior Responsible Officer (DSRO) for Mid-Hampshire.
- 10 Programme Themes (Finance, Assets, Procurement & Contracts, Legal/Democratic, Data, Comms & Engagement, People & Culture, Neighbourhoods & Communities, Strategy & Policy, Technology) and 5 service portfolios (Children's, Adults/Public Health, Housing & Communities, Corporate Services, Place) agreed.
- Laura Taylor appointed as Sponsor for People and Culture Theme.
- WCC Theme representatives agreed
- Initial Data Hub Upload completed

Political Governance

- Appointments made to the Mid-Hampshire and South-East Hampshire (Voluntary) Joint Committees (CAB3552).
- JC Terms of Reference and Terms of Procedure drafted.

Engagement

- Staff and member engagement has continued with an all staff briefing, two all member briefings and a parish briefing which included LGR updates.

Actions for the next quarter:

- Preparations for Joint Committees for first meetings in September
- Recruitment of Mid-Hampshire Programme Director
- A draft Implementation Plan for Hampshire to guide the area-wide programme
- A meeting of Mid-Hampshire Senior colleagues planned for 30th July
- Theme's to be fully scoped and workstreams mobilised
- Programme Finance principles to be finalised and agreed

Efficient and Effective - Progress against actions in service plans 2026-28

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G
1	Digitisation and review of the Planning Service (linked to this, other services that use IDOX platform).	Cllr Porter	On-going	
2	Deliver customer focused digital improvements of housing landlord services to support our tenants	Cllr Reach	April 2027	
3	Protecting our places by strengthening planning enforcement	Cllr Porter	On-going	
4	Introduction of a drone policy and purchase of a drone for use in planning enforcement / other regulatory activities. Also covers drone and other footage provided by interested parties. To include legal governance over the use of footage.	Cllr Porter	April 2027	
5	Successful procurement and mobilisation for a new and resilient grounds maintenance contract	Cllr Cramoysan and Cllr Learney	July 2026	
6	Digital Transformation to modernise the customer journey and make the way our residents' contact us easier and faster	Cllr Cutler	March 2027	

Ongoing service plan actions from 2025-26

- Review of website to improve digital customer experience (Green in Q4) – Due to a loss of resource, this is now absorbed into business as usual, and will be aligned to preparation for LGR

Red/Amber status

1 - There are a number of vacancies in the Digital Transformation Project Team which has led to digitalisation work in planning being temporarily paused pending successful recruitment.

2 – The Landlord service recognises the need to modernise the service to enable customer to self-serve at a time of day that suits them. To support this we have created a high-level project plan to support the development of the 'My Winchester Tenancy' portal with a system demonstration arranged in August 2026

6 – There are several vacancies in the project team leading on transformation which means the digitalisation work in Housing has temporarily been slowed / paused. Recruitments are currently underway to fill these vacancies with supporting planning to move this work forward again.

Measuring our progress

Practical real-time measures (Quarterly)										
No.	**Performance measure**	**Cabinet member (Cllr)**	**Lead Director**	**Q1 - 25/26**	**Q2 - 25/26**	**Q3 - 25/26**	**Q4 - 25/26**	**Q1 - 26/27**	**Target 26/27**	**Status**
EE1	% complaints responded to within 10 working days	Becker	Liz Keys	88%	90%	97%	90%	96%	90%	
EE2	% of upheld and partially upheld complaints			60%	70%	59%	70%	52%	Measure only	n/a
EE3	Number of digital resident interactions with the council (online reports)		Laura Taylor	7,564	7,049	7,021	17,820	9,611	41,000	
EE4	% of major planning applications decided within time or agreed extension (WCC / SDNP)	Porter	Cheryl Headon	91.67% / ~	100% / ~	100% / 100%	100% / 100%	100% / ~	80%	
EE5	% of non-major planning applications decided within time or agreed extension (WCC / SDNP)			93.67% / 84.67%	94% / 81%	89%/ 95%	97% / 98%	89% / 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, inclusive of reductions in 'issues' submissions (also allowing for plateau in 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*

Section 6 Listening and Learning

Delivery highlights – April to June 2026

- Stage 2 public consultation held seeking views on the proposals for two new parish councils in Winchester from April 2027. Two drop-in events were held with one being at the Cala Sales Office in Kings Barton. In total 337 responded to the consultation questionnaire.

- Published our Tenants Satisfaction Survey results which saw an overall satisfaction score of 78% for Winchester as a Landlord.

- Consulted with residents, tenant representatives, registered providers, support organisations and partner agencies as part of the development of the updated Tenant Strategy and Tenancy Management Strategy and as a result of the feedback made changes to the Strategy before

- Involved two TACT members in the procurement and evaluation process for the new repairs and maintenance contract.

- Working to improve tenant equality, diversity and inclusion data through engagement with housing groups

- Held five themed Housing Improvement workshops with TACT (Tenants and Council Together)

- Complaint focus group held with housing tenants which gathered informed tenant feedback on quality of complaint response letters, to identify specific improvements that can be embedded into future responses.

- Commissioned Housing Quality Network (HQN) to undertake a mock inspection of the Landlord Service in May, with feedback informing service improvement plans to ensure the landlord service is inspection ready and focussed on achieving a C1 Judgement in the future.

Listening and Learning – Progress against actions in service plans 2026-28

Ref	Project	Cabinet Member	Delivery Date	Status R/A/G
1	Community Governance Review – creation of a Winchester Town Council	Cllr Becker/ Cllr Cutler	April 2027	
2	Oversee the successful transfer of assets, including responsibility for public conveniences to parish and town councils.	Cllr Becker	April 2027	
3	Local Government Reorganisation - Establish and manage a dedicated Programme Management Office (PMO) to lead and coordinate the council's activities in alignment with the LGR Implementation Plan, ensuring readiness for the new Unitary Authority.	Cllr Cutler	April 2028	

Ongoing service plan actions from 2025-26

- Prepare a consultation policy and charter for adoption and use across the council (Green in Q4) - The consultation policy and charter are in draft and expected to be adopted during Q3.

Measuring our progress

Long range trackers (Annual)										
No.	**Performance measure**	**Cabinet member (Cllr)**	**Lead Director**	**2021**	**22/23**	**23/24**	**24/25**	**25/26**	**Target & Status 25/26**	**Target 2027**
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 (LG 51%)	> LGA average	> LGA average
LL2	Resident's satisfaction with local area (LG survey) [1]			No survey	96% (SE 74%)	No survey	87% (LG 75%)	N/A (LG 72%)	> 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. The city council is not expecting to undertake a further resident's survey prior to LGR implementation. Last LG polling was October 2025.*

Practical real-time measures (Quarterly)										
No.	**Performance measure**	**Cabinet member (Cllr)**	**Lead Director**	**Q1 - 25/26**	**Q2 - 25/26**	**Q3 - 25/26**	**Q4 - 25/26**	**Q1 - 26/76**	**Target 26/27**	**Status**
LL4	Number of respondents to consultations	Becker	Laura Taylor	98	1,745	1,526	0	337	Measure only	n/a

Section 7 Financial Report

Financial Position

This section presents a summary of the council's financial position as of 30 June 2026 regarding the General Fund (Revenue and Capital) and Housing Revenue Account budgets.

General Fund Revenue

Summary

A balanced budget was set by Council in February 2026. Regular budget monitoring has identified the following variances during the first quarter of 2026/27. The net of these variances is currently a very small full year deficit forecast of £50k.

To date, TC25 has secured total budget reductions of £1,675,000. A number of projects are underway with further savings expected and will be reported in the next quarter.

Budget Variance forecasts:

- A review of general fund rent forecasts is currently showing a forecast deficit of £250k. This is a forecast of rent reviews during the year and also any potential void periods.
- A proposed agency arrangement for the leisure centres is forecast to provide a budget saving of £250k per annum. This would be pro-ratered for 2026/27 and is current forecast at a saving of £100k (TC25 project).
- A review of contract budgets has identified baseline savings of £90k. This is the result of revised assumptions around inflation and property escalators.
- HVO costs relating to the waste contract have increased substantially since a previous one-year fixed arrangement expired in March 2026. The total budget of £270k is forecast to be overspent by £70k in 2026/27. This overspend could be funded by reserves in 2026/27 with further options developed for 2027/28 alongside the budget setting process.
- Early forecast savings from employee vacancy management is expected to achieve additional savings of £300k in 2026/27. High-level assumptions have been made about vacancies to the end of the year. The main areas of forecast underspend are Legal, Building Control, Democratic Services, and Estates.
- Guildhall income is forecast to be £50k below budget due to reduced bookings of the Bapsy Hall.
- Due to a VAT change in relation to the Park & Ride, baseline income is forecast to be £170k below budget.

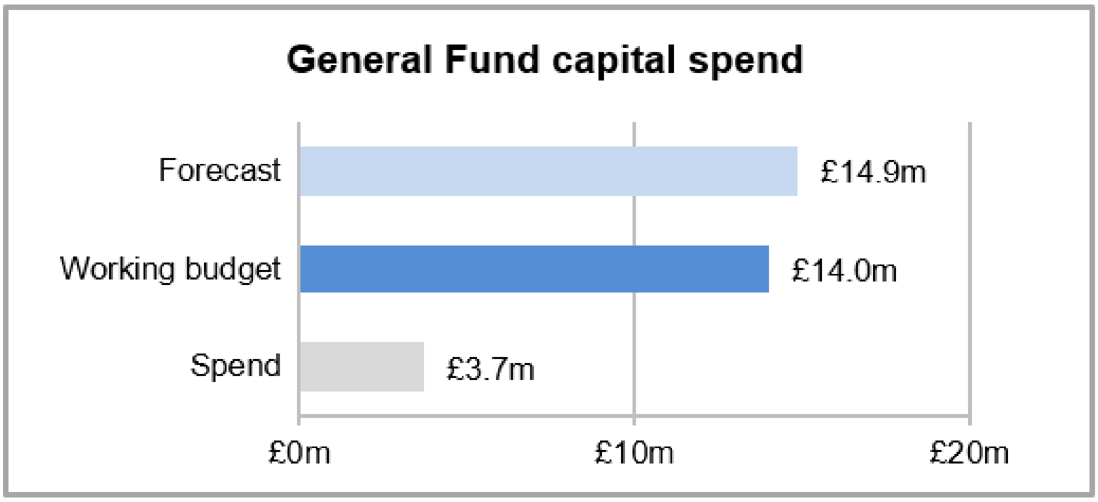
	2026/27	
	Budget	**Forecast**
Greener Faster	11.493	11.643
Thriving Places	1.343	1.343
Healthy Communities	2.560	2.460
Good Homes for All	3.595	3.595
Effective and Efficient	10.797	10.547
Parish Precepts	5.168	5.168
TOTAL NET EXPENDITURE	**34.956**	**34.756**
Tax and Grant Income *Council Tax Requirement:*		
- *Winchester District Charge*	9.438	9.438
- *Winchester Town Charge*	1.435	1.435
- *Precepts Levied by Parishes*	5.168	5.168
Retained Business Rates / New Homes Bonus / Other Grants	15.635	15.635
Investment Activity	1.392	1.142
Reserve Related Movements	1.888	1.888
TOTAL FUNDING	**34.956**	**34.706**
TOTAL FORECAST OVERSPEND / (UNDERSPEND)		**0.050**

General Fund Capital

1. General Fund capital expenditure to the end of June was £3.7m the majority of which relates to the following projects: Purchase of the former St Clement's surgery (£2.88m), River Park Cricket Pavilion (£0.19m), CIL funded community projects (£0.21m), and Disabled Facilities grants (£0.26m). There have also been smaller amounts of expenditure on several other projects.

2. Capital budgets for 2026/27 were revised for brought forward balances and other changes, such as reforecasting and new approvals, as part of the General Fund 2025/26 outturn also reported to September cabinet (CAB3567 refers), and this is reflected in the forecast below. Due to the nature of capital expenditure, there is always a risk of programme slippage particularly in respect of projects that have yet to commence.

3. The full year budget and forecast below excludes £4m in respect of the Strategic Asset Purchase scheme (SAPS). This budget will only be spent if suitable assets are identified. There have been no SAPS purchases to date in 2026/27.



4. Key items of expenditure in Q1 2026/27:

Acquisition of former St Clement's Surgery *Total Budget: £2.877m*

Exp: Prior years £nil *Q1 £2.877* *Total* *£2.877m*

An opportunity arose 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 presented 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.

River Park Cricket Pavilion *Total Budget: £2.3m*

Exp: Prior years £1.883m Q1 £0.188m Total £2.071m

The new pavilion officially opened on 14 May with only the installation of solar panels remaining to be completed. It is a valuable additional asset in River Park, which is already a hub for sporting, community and social activity and recreation. It provides the required standard of changing rooms, umpire facilities, toilets and accessibility to enable a wide and diverse range of people to participate in cricket. By providing high-quality facilities, increased community sport outcomes can be achieved across a wider demographic, and the pavilion can be used to support users of River Park, not just cricket, by providing changing and club house facilities to support their events or sports.

Disabled Facilities Grants *Total Budget: £1.53m*

Expenditure: recurring annually Q1 £0.26m

During the period 1 April to 30 June £261,000 of grants were paid over. In addition to the grant allocation, the council holds £1.4m of unapplied grant from prior years which can be applied to DFG expenditure should it exceed grant received in year.

Such grants enable residents of private and/or social housing who are disabled or have a mobility or other limiting condition to apply for adaptations to be undertaken in their home. Adaptations can include the installation of stair lifts, level access showers, kitchen adaptations or ramping etc. and enable residents to remain in their homes rather than having to move, go into hospital, or into residential care.

Housing Revenue Account summary

Summary

1. A deficit budget of £3.54m was set by Council in February 2026 (CAB3490 refers) and subsequently amended to reflect decisions made in Quarter 1.
2. An overall deficit of £3.466m is forecast for 2026/27. This represents an overall favourable movement of £0.138m

	2026/27	
	Budget	**Forecast**
Housing Management - General	6,750	6,802
Housing Management - Special	1,322	1,177
Repairs and Repairs Administration	12,459	12,413
Debt Management & Interest income	8,006	7,706
Contribution to Major Repairs	11,087	11,387
TOTAL NET EXPENDITURE	**39,624**	**39,484**
Rent, Service Charges and other income	(36,020)	(36,018)
TOTAL FUNDING	**(36,020)**	**(36,018)**
TOTAL FORECAST OVERSPEND / (UNDERSPEND)	**3,604**	**3,466**
Variance to budget		**(138)**

3. In total there is a forecast adverse variance of £3.466m, compared to a budgeted draw from the HRA of £3.604m; a favourable movement of £0.138m which is made up of the following key variances:

4. A vacancy management target of £0.1m was set within the budget for 2026/27. As at quarter 1, based on existing vacancies and committed agency spend, the forecast vacancy management achievement is £0.08m. This target will continue to be managed as and when vacancies arise, and alternatives to the use of agency staff explored, to ensure the target is met by 31st March.

5. The budget for the stock condition survey was split across the 2025/26 and 2026/27 financial years, based on commencement in summer 2025 and completion in summer 2026. The forecast for this budget is expected to be favourable by £0.1m, based on current profiling of spend, which was higher in 2025/26 by an equivalent amount.

6. Rental income is forecast to be slightly higher than budget by £0.05m, in part due to lower-than-expected RTB sales as a result of fraud prevention activity and in part due to the number of units expected to be handed over at Kings Barton over the course of the year.

7. The depreciation charge is notoriously difficult to estimate accurately, as the actual charge for the year is calculated based on both component cost of assets and valuation of properties. However, based on the 2025/26 outturn, the projected depreciation forecast has been increased by £0.3m. Whilst depreciation is a notional figure, the council is required to transfer a sum equal to depreciation to the major repairs reserve which is restricted to capital expenditure only.

8. A favourable variance of £0.3m on external interest is forecast. The interest cost of external borrowing is based on known PWLB debt and the rates at which the loans were taken out. Interest income on internal balances, and internal borrowing costs are based on estimated cashflow in and out of the HRA and an assumed interest rate based on short term PWLB rates. Based on the current capital forecast, and assuming unallocated new homes budget remains unspent, demonstrates a favourable variance of £0.3m.

<u>Housing Revenue Account Capital Spend</u>

1. Housing capital expenditure to the end of June was £2.339m, of which:
   - £0.569m was on major works.
   - £1.340m on the New Build programme; and
   - £0.430m on other schemes.
2. Due to the nature of capital expenditure, there is always a risk of programme slippage, particularly in respect of the unallocated new builds budget that is largely pending decisions to proceed with specific projects.

3. Capital expenditure over the remainder of the year is expected to include expenditure on the acquisitions at Kings Barton, with the next tranche of units at 'golden brick' stage due to transfer over in July 2026. Expenditure on Hazeley Road and Woodman Close will continue throughout the year. Major repairs contracts are now largely in place. Furthermore, contracted retrofit works on 514 properties are expected in this financial year.

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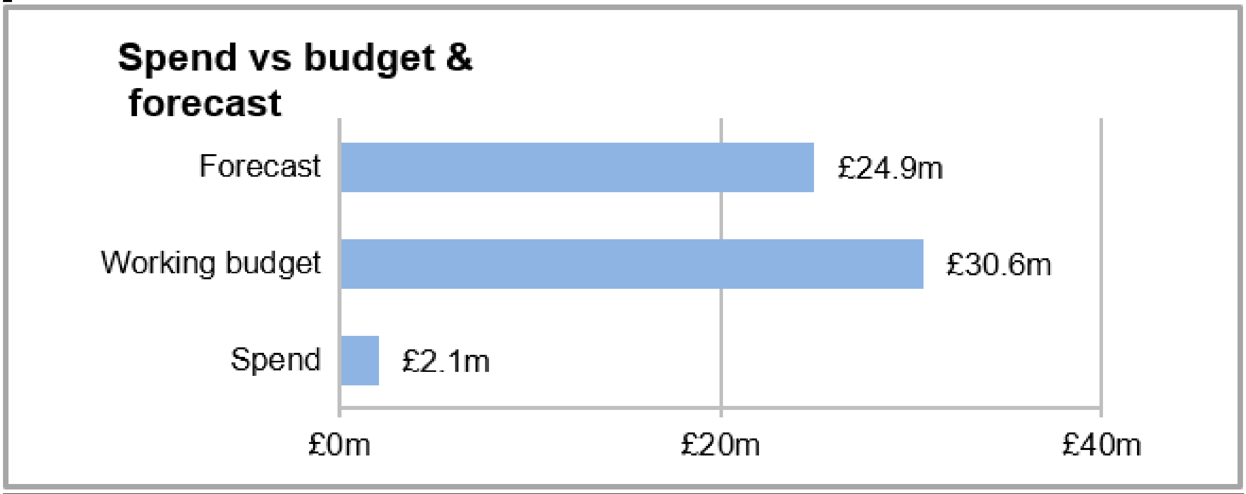

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4. Key items of expenditure in Q1 2026/27 includes:

- *Major repairs* *Total Budget £11.404m*

Exp: Recurring Annually *Q1 £0.568m* *Total £0.568m*

The major repairs programme reflects the planned major repairs to the council's housing stock, and includes investment in doors, windows, wall structures, kitchens and bathrooms, roofing and other similar major works. The remaining works from 2025/26, for which carry forwards are being requested, have now been completed and contracts for 2026/27 programme have largely been procured or in the process of being procured. The forecast spend for 2026/27 is currently £10.926m against budget of £11.404m.

- *Climate Emergency* *Total Budget £6.055m*

Exp: Recurring annually *Q1: £0.210m* *Total £0.210m*

The HRA Business plan includes a £45m investment into energy efficiency measures across the housing stock, covering expenditure on insulation and ventilation measures, and significant energy investment measures. The current programme for 2026/27 is anticipated at £6m. The main variance relates to the termination of the contract at Swiss Cottages, which was considered by Cabinet at its October meeting.

- *Fire Safety Improvement works* *Total Budget £6.000m*

Exp prior years: £0.78m *Q1: £0.06m* *Total £0.84m*

The HRA Business plan included a budget of £6m, phased between 2025/26 and 2027/28, to cover potential fire safety upgrade works, such as compartmentation, in blocks. Since the beginning of the year, a dedicated fire safety manager has been employed, relevant survey work completed and reviewed, and major works at Whitewings House now complete.

- *Improvements & Upgrades* *Total budget £0.279m*

Exp: Recurring annually *Q1: £0.042m* *Total £0.042m*

The budget for improvements and upgrades relates specifically to Sheltered Housing upgrades and Estates improvements. The Estates improvements programme expected spend for 2026/27 is £0.35m, against budget of £0.46m.

- Sewage treatment plant upgrades Total budget £1.567m

Exp: Prior Years £0.146m Q1: £0.00m Total £0.146m

The budget includes £1.5m for upgrades to sewage treatment plants across the HRA stock. This is divided into works to reduce costs where running costs are high and works to generate nutrient credits. PAC considered the outline business case for four sites to be upgraded by WCC, and a number of sites to be funded by PfSH. Following expected approval of final business cases in Q2, work is expected to commence in Q3.

New build:

- *Buyback of former Council Houses* *Total budget: £1.36m*

Exp: Prior years £0.513m *Q1: £0.00m* *Total £0.513m*

In September 2024 the Cabinet approved the spend of up to £1.36m on the repurchase of former Council properties. To date, two properties have been purchased, and the Council continues to review any ex-Council houses that are offered back for purchase.

- *Kings Barton Property Acquisition* *Total budget: £33.927m*

Exp: Prior years £18.303m *Q1: £0.716m* *Total £19.019m*

The acquisition of 146 units at Kings Barton was agreed during 2024/25. The deposit and advance works payments have now been made. Build at the scheme is progressing and, as at 30 June, to date 34 units have been completed and handed over.

- *Hazeley Road Property Acquisition* *Total budget: £1.83m*

Exp: Prior years £0.906m *Q1: £0.301m* *Total £1.207m*

Acquisition of 10 units at Hazeley Road, agreed during 2024/25, and scheduled for completion in Q4 2026/27.

- *Woodman Close New Build* *Total budget: £2.16m*

Exp: Prior years £0.162m *Q1: £0.323m* *Total £0.485m*

The construction of five units at Woodman Close was agreed during 2025/26, and construction commenced in early 2026.

- *Unallocated budgets New Homes* *Total budget: £4.29m*

Exp: Prior years £0.00m *Q1: £0.00m* *Total £0.00m*

The capital programme includes £4.29m of budgets subject to approval of expenditure. Proposed purchases of properties part funded by LAHF round 4 grant funding will be drawn from this budget as and when they are identified and delegated decisions to purchase are agreed.

SCRUTINY COMMITTEE

REPORT TITLE: HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2025/2026

7 SEPTEMBER 2026

REPORT OF CABINET MEMBER: CLLR REACH – CABINET MEMBER FOR GOOD HOMES

Contact Officer: Liz Keys Tel No: 01962 848226 Email lkeys@winchester.gov.uk

WARD(S): ALL

RECOMMENDATION:

It is recommended that the committee scrutinise and comment on the proposals within the attached draft cabinet report, ref CAB3568 which is to be considered by cabinet at its meeting on the 9 September 2026.

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REPORT TITLE: HOUSING REVENUE ACCOUNT (HRA) OUTTURN 2025/26

9 SEPTEMBER 2026

REPORT OF CABINET MEMBER: CLLR REACH – CABINET MEMBER FOR GOOD HOMES

Contact Officer: LIZ KEYS Tel No: 01962 848226 Email lkeys@winchester.gov.uk

WARD(S): ALL

PURPOSE

This report provides an update to members on the financial performance of the Housing Revenue Account (HRA), and the HRA capital programme, in 2025/26. It requests approval for revised budget forecasts to the 2026-27 HRA capital programme to reflect slippage, to take account of delays to some schemes and reflect the likely revised spend profile in the capital programme.

The 2025/26 outturn was a deficit to the HRA of £2.262m for 2025/26, compared to the originally budgeted deficit of £2.030m; an adverse movement of £0.232m. This has decreased the current working balance to £13.689m (£15.951m as at 31 March 2025). The Capital programme outturn was £28.585m against the revised budget of £43.993m agreed in the 2024/25 outturn report in September 2025.

RECOMMENDATIONS:

That Cabinet

1. Notes the HRA Outturn figures for 2025/26 as detailed in Appendices 1 & 2;

2. Notes the Housing capital programme outturn for Major Works and New Build as detailed in Appendices 3 & 4;

3. Notes the funding of the 2025/26 HRA capital programme as detailed in Appendix 5; and

4. Approves the reforecast capital programme budget of £56.536m for 2026/27 as detailed in Appendix 6 & 7, which takes into account programme slippage, new budget requests and the reprofiling of expected spend.

5. Note that the £0.4m for sewerage site upgrade works set by Cabinet at its meeting of September 2024 is now only sufficient to fund three plant upgrades, rather than the originally intended four, and that additional budget requests will be made as business cases are developed.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 Greener Faster

The capital programme provides for carbon reduction measures across the existing housing stock, included within the design and construction of new properties, and included within the feasibility assessment when considering the purchase of properties. This includes the Council’s retrofit programme for existing properties.

1.2 Thriving Places

Delivery of affordable accommodation allows people to live and work in the community and contribute to the local economy.

1.3 Healthy Communities

The wellbeing of residents is considered within the design of new properties, and new homes are designed to be energy efficient and to meet tenants needs. Any substitute properties are assessed according to these criteria.

1.4 Good homes for All

Providing good quality housing and new affordable homes is a strategic priority for the Council. Effective management of the resources available to the Council enable it to take advantage of new opportunities and ensure that satisfaction levels remain high amongst tenants in relation to their home and community.

1.5 Efficient & Effective

One of the key objectives of the Housing Strategy is to modernise the customer service offer through the development of a digital first customer journey, improving communication and self-service options for tenants/residents, and efficiency of services.

1.6 Listening & Learning

Housing tenants are directly involved in decisions regarding service provision, both through the work of TACT and through regular tenant and leaseholder digital surveys, to capture wider tenant views. The service continues to review options to provide an improved customer experience, increase opportunities for engagement and to ensure satisfaction with services provided by the Council

2 FINANCIAL IMPLICATIONS

2.1 Full details are included in section 10. In summary, the Council had a net deficit on its 2025/26 HRA revenue account of £2.262m for 2025/26, an adverse variance of £0.232m on the original planned deficit budget of £2.030m. This decreases the HRA general balance at 31st March 2025 from £15.95m to £13.69m. Current HRA reserves and balances as at 31st March 2026 are shown in Appendix 5, together with current HRA borrowing.

2.2 Total expenditure in the HRA capital programme for 2025/26 was £28.585m, which was £15.4m lower than the revised forecast agreed in September 2025 of £43.993m. The original budget for the year was £21.13m. The key movements between February and outturn relate to fire safety works, climate change emergency and acquisitions at Kings Barton.

2.3 It is proposed to carry forward to 2026/27 £3.535m of capital budget slippage from 2025/26. In addition, the approved budgets for 2026/27 are being re-profiled to realign them with anticipated activity. The ten-year HRA indicative approved capital programme will be amended in the forthcoming business planning process for 2027/28 - 2036/37 to reflect these changes in the timing of expected project milestones.

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 The Council, as a local housing authority, is required to maintain a Housing Revenue Account (HRA) with a positive working balance and keep borrowing levels within prudential rule guidelines, in accordance with s74 of the Local Government & Housing Act 1989 (the “1989 Act”) prohibiting the Council to operate its HRA working balance at a deficit. Effective management of the HRA is necessary to ensure that statutory requirements are met.

3.2 HRA capital projects will ensure that approvals required are in compliance with the Council constitution which includes that a project with costs in excess of £0.250m will be subject to a financial appraisal, Financial Procedure Rules and the subject of a Member decision.

4 WORKFORCE IMPLICATIONS

4.1 There are no direct workforce implications arising within this report.

5 PROPERTY AND ASSET IMPLICATIONS

5.1 In order to meet one of the key principles of the Council’s strategy, the HRA is required to provide sufficient financial resources to both maintain the Council’s existing housing stock to decent homes standard and to enable new affordable housing to be built to help meet local demands.

6 CONSULTATION AND COMMUNICATION

6.1 The Outturn report will be shared with Tact Board.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The Housing Service considers environmental and ecological factors when developing new build properties and preparing major works plans including estate improvements, working closely with planning officers and the Council's Landscape Team where appropriate. Additional costs for meeting these responsibilities are included in project appraisals and scheme budgets.

7.2 The Council is working towards the goal to achieve energy performance certification (EPC) at C or above on all the housing stock by 2030. During 2025/26, 36 properties were improved to an EPC-C rating, following works undertaken. As at the end of 2025/26, approximately 71% of the stock is now rated at EPC-C or above, and the current target for 2026/27 & 2027/28 is to raise the overall stock rating to 82%.

8 PUBLIC SECTOR EQUALITY DUTY

8.1 Whilst there are no actions which arise directly from this report, officers have regard to the considerations as set out in the Equalities Act 2010 and whether an equality impact assessment will be required to be undertaken at the time of implementation on any specific recommendations.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Financial Exposure Risks, mitigation, and opportunities are managed through regular project monitoring meetings.	New build Schemes are financially evaluated and must pass financial hurdles and demonstrate VFM. Total Scheme Costs contain provision for contingency on build costs and on fees for new build developments that	The HRA holds annual minimum levels of reserves based upon operating turnover and capital programme spend.

	take account of potential residual development and sales risk.	
Insufficient new build sites are identified to assign RTB 1-4-1 receipts financing to and RTB receipts are required to be repaid to Central Government with a compounded interest penalty based on current rates.	RTB 1-4-1 are closely monitored so in-year targets for new builds are known.	Government introduced measures during 2025 to improve flexibility in the use of RTB receipts, and proposed changes to the scheme which minimise this risk.
Exposure to challenge The provision of social housing is a statutory requirement. Changing Government priorities place a greater emphasis on social housing which must be monitored and considered both for existing stock and also within planning of future new build projects	Government statutory requirements and policy changes are being monitored to identify any new risks or opportunities that they may bring.	To create new housing developments within new guidelines and drawing on innovative thinking. To take advantage of new legislative requirements to improve service delivery
Reputation Failure to put resources in place to meet minimum requirements within the legislative framework; failure to provide resource for new legislative requirements will adversely impact reputation Failure to complete major housing projects due to lack of resources would have a direct impact on	Business planning tools with regular updates are utilised to make sure resources are available to complete projects. Budgeting for the HRA is closely linked to service planning and all service heads are involved in the budget setting process. Regular monitoring against budgets ensures new issues are picked up early.	

both customer satisfaction and the Council's reputation.		
Property That Council owned dwellings fail to meet decent home standards That more robust standards are introduced but not effectively implemented	 An effective programme of future works and sound financial planning ensures that resources are available to ensure standards are met and then maintained. A full stock condition survey is being undertaken to ensure a full understanding of the stock and to inform future works and business plans That repairs staff are adequately qualified to ensure legislation is understood and planned in.	 Self-Financing provides certainty around future resource allocations and facilitates better supply chain management
Community Support Lack of consultation will affect tenant satisfaction and cause objections to planning applications for new build developments.	 Regular communication and consultation are maintained with tenants and leaseholders on a variety of housing issues. The Council consults with local residents and stakeholders on proposed new build schemes.	 Positive consultation brings forward alternative options that may otherwise not have been considered.
Timescales Delays to new build contracts may result in increased costs and lost revenue.	 New build contracts contain clauses to allow the Council to recover damages if the project is delayed due to contractor actions.	
Project capacity		

The HRA can borrow funds in addition to utilising external receipts and reserves, but it must be able to service the loan interest arising	Regular monitoring of budgets and business plans, together with the use of financial assessment tools enables the Council to manage resources effectively.	The Council inputs and monitors government consultation on the use of RTB receipts and potential capital grant funding.
Local Government Reorganisation The impact of local government reorganisation on the HRA specifically is not yet known. However, there is a risk that decision making beyond September 2026 may be delayed if authorisations are required from Secretary of State and/or the new organisation.	 Capacity exists in the Business Plan working balance to ensure planning for transition of the HRA to a new authority is resourced, and consideration will be given to the resource requirement during 2025/26.	 Being part of a larger unitary authority may present new opportunities such as additional potential sites for new build housing projects.

11 SUPPORTING INFORMATION:

HRA Outturn 2025/26

Details of the 2025/26 financial performance are analysed in Appendix 1 (Subjective Summary) and Appendix 2 (Service Summary).

11.1 Overall, the HRA produced a surplus of £1.855m. The outturn surplus represents a £3.31m favourable variance to the original deficit budget of £1.704m (CAB3445).

11.2 Within the subjective summary (Appendix 1), the material variances exceeding £0.15m were:

11.3 **Employee costs:** £0.243m favourable variance, representing an under/overspend against the overall original employee budget of 4.4%. The favourable variance relates to vacancy savings, net of any agency/temporary staff costs, of £0.21m throughout 2025/26, and a favourable variance on training costs of £0.03m.

11.4 **Premises costs:** £2.1m adverse variance, which largely relates to adverse variances on repairs and voids costs and is explained more fully in paragraphs 11.18 to 11.19.

11.5 **Other costs:** £0.769m favourable variance. The key variances within this line relate to an underspend on the tenancy sustainment budget of £0.1m, and reprofiling of the IT investment £0.15m. In addition, reactive repair costs on sewerage treatment plants was £0.17m below budget, and reactive estates maintenance costs were £0.1m below budget. Both of these services are demand led. The remainder of the variance relates to an accumulation of minor variances across the HRA.

11.6 **Depreciation and Interest Payable:** £0.197m favourable variance. There is a requirement to transfer a sum to the Major Repairs reserve each year, based on the annual depreciation charge. For budgeting purposes, depreciation is an estimate based on the prior year, and actual depreciation is affected by several factors such as the annual valuation of the council's housing stock, and underlying component costs and will therefore vary from forecast. In 2025/26, the variance was an adverse £0.411m. The charge is transferred to the Major repairs Reserve and, from there, used to support the capital programme. There was no change in the overall capital financing requirement in 2025/26, and associated costs were in line with budget. However, internal borrowing costs were lower than forecast by £0.608m, which is due to the interest payable on internal borrowing, and refinanced external borrowing, being lower than the budgeted 5%.

11.7 **External Income**: Adverse variance of £0.398m. The adverse variance on income is partially due to a high level of RTB sales during 2025/26. Thirty three properties were sold under right to buy in 2025/26, which is significantly higher than historic average and higher than the budget assumption, which had been increased due to the high level of applications received at the end of 2024/25 in advance of changes to the scheme. The changes, implemented in late 2024/25, make the scheme significantly less attractive and the number of sales in future years is expected to reduce as a result. The remainder of the adverse variance will be due to higher numbers of void properties (also refer to para 11.18).

11.8 **Interest receivable:** £1.493m favourable variance. The favourable variance is partially due to underspend against the original budget (para 11.22 to 11.37 refers). As a result, cash balances that would otherwise have been used to finance the capital programme remain and continue to accrue interest; and the interest rate applicable to internal balances has been higher than budgeted.

11.9 Within the service summary (Appendix 1), the material variances exceeding £0.15m were:

11.10 **Tenancy Sustainment:** £0.19m favourable variance. The variance relates to vacancy management within the service, and an underspend on welfare budgets, an ongoing underspend which has been addressed in the 2026/27 budget report.

11.11 **HRA General:** Adverse variance of £0.278m. Of this variance, £0.12m relates to variances on support services cross charged from the General Fund, and

£0.14m relates to increased insurance costs, in particular insurance for leaseholders. Although leaseholder insurance costs are charged on to leaseholders, there is a timing difference between the Council incurring the cost and recharging on to leaseholders.

11.12 **HRA Policy:** £0.18m Favourable variance. The variances relate to vacancy management savings of £0.1m, and an underspend on the HRA Training budget of £0.04m.

11.13 **HRA Projects:** £0.15m Favourable variance of £0.149m. This relates to the IT investment budget, which was reprofiled as part of the 2026/17 business plan and budget setting.

11.14 **New Build Support Programme:** £0.37m Favourable variance. This variance relates to the sale of nutrient credits, which amounted to £0.292m during 2025/26. The proceeds from credit sales will be invested in future capital programme spend and have been transferred to earmarked HRA reserves accordingly. The remainder of the variance relates to vacancy management saving and a small underspend on consultancy costs.

11.15 **Sewage Works:** Favourable variance £0.17m. This is largely driven by lower than budgeted reactive repair costs during 2025/26.

11.16 **Estate Maintenance:** £0.165m Favourable variance. Of this variance, £0.06m relates to vacancy management savings. The remainder of the variance relates to reactive maintenance costs, which are demand let and was £0.1m below budget in 2025/26.

11.17 **Responsive Maintenance:** £0.519m Adverse variance. The adverse variance on repair costs is due to an increased volume of repairs. This is in part due to increased repairs for damp and mould, but also as a result of the ongoing stock condition surveys, whereby HHSRS and other repairs identified during the surveys have been dealt with proactively.

11.18 **Voids Maintenance:** £1.294m Adverse variance. This variance arises from an increase in the number of monthly voids and an increase in the overall cost for each void. During 2024/25, there were 296 terminations, and 270 commencements with an average relet time of 18.69 days. The equivalent for 2025/26 was 346 terminations, and 296 relets; with an average relet time of 19.12 days. There was therefore a 17% increase in terminations. The average revenue cost per termination also increased from £7,770 to £8,815.

11.19 **Repairs Administration**: £0.347m adverse variance. The budget for the stock condition survey, agreed in the 2025/26 HRA business plan, was split between 2025/26 and 2026/27 based on the expected timescale for undertaking this survey. However, the surveys have progressed at a faster rate than budgeted, and as a result there is an adverse variance of £0.2m, which will be offset by an equivalent underspend in 2026/27. The rest of the variance is made up of net agency staff costs, particularly for key/statutory posts while substantive staff were recruited to, and on complaints/disrepair claim costs.

11.20 **HRA Capital Programme Outturn 2025/26**

11.21 Appendices 3 & 4 detail the expenditure in 2025/26 for both the Housing Services and New Build capital programmes against both the Original Budget and the Revised Budget position agreed as part of the 2024/25 Outturn report.

11.22 Overall, within Housing Services (Appendix 3), £8.462m was spent against a Revised Budget of £18.582m, a variance of £10.120m.

11.23 The material variances to the revised budget were as follows:

11.24 Major repairs £2.121m favourable variance: this variance predominantly relates to mechanical and electrical (M&E) works (£0.9m), window and door replacements £0.45m, external ground works £0.45m, and planned block works £0.23m. The favourable variance for planned window replacements partly arises as the final contract works was undertaken in April/May 2026, and partly due to an underspend on the planned programme. The planned block works were being scoped as at 31st March 2026 and will therefore be carried forward to 2026/27. The remainder of the variance on major repairs is on reactive major repairs (including M&E), which is demand led and will therefore vary against budget assumption.

11.25 Sheltered housing upgrades £0.174m. The business plan assumption for digitisation was for spend to take place in 2026/27. However, upgrades required to allow alarm and monitoring to interlink took place in 2025/26. The budget for 2026/27 will be adjusted to reflect this.

11.26 Fire Safety provision £2.7m favourable variance. The HRA business plan agreed in February 2025 allowed an additional £2m per annum for three years for fire stopping and compartmentation upgrades, in addition to budgets for fire door replacements and any other immediate capital rectification works. A comprehensive Fire Risk Assessment process was completed and reviewed in the summer of 2025, and further compartmentation surveys completed during Q3 to inform a works programme. A building safety team was also established and recruited during 2025/26.

The priority focus for 2025/26 has been to prioritise the resolution of high risk fire safety measures (which have been predominantly revenue repairs), and to ensure compliance with legislation with the installation of emergency lighting and signage upgrades where required. Concurrent with this, a programme of works for compartmentation and fire stopping was developed, and this programme commenced in Quarter 4 with the completion of works at White Wings House.

The budget underspend will be reprofiled across 2026/27 and 2027/28.

11.27 Sewage treatment works: £1.346m favourable variance. The budget is split into three streams. One is in relation to upgrades to plant to reduce running costs and reduce the subsidy the HRA is applying to treatment sites. The other workstreams relate to upgrades to generate nutrient credits for both WCC and for PfSH. The primary focus of work in 2025/26 was on the development of business cases, and this was recognised and reflected in the 202627 HRA budget report.

11.28 Climate Change emergency: £3.262m favourable variance. This is largely due to delays in the fabric works delivery due to the preparatory documentation requirements on SHF Wave 3, and DESNZ temporarily holding installations of batteries. As a result of the above, and as outlined in the HRA budget report CAB3540, the SHF funding was rescinded, which took time and impacted on the construction contract programme of works.

The above prompted the team to redesign the retrofit delivery strategy. We piloted two contractors to support this new strategy, which concluded at the tail end of 2025/26. The team have confidence in the new delivery strategy which increases control over uncertainties and is designed around quality and speed of delivery. Through accelerated programmes over 2026/27 and 2027/28, the Retrofit Team are confident that the overall target to achieve EPC C and above on all WCC Housing Stock by 2030 will be met.

Underspent budget is still required to deliver the commitment to achieving EPC – C ratings across the stock, and of the underspent budget, £0.345m will be reprofiled to 2026/27 to support ongoing works at Swedish Cottages. Defects in the roof spaces of the Swedish cottages were identified during 2025/26 and works are ongoing to rectify these defects. The proposed carry forward will support insulation pilots to 3 properties at Swedish Cottages, before the onset of winter to evaluate the ease of installation and effectiveness of the product. If successful WCC will not need to replace the timber cladding, instead insulation will be pumped into existing cavities after minor cladding repair work. This would save the Council over £1mil in recladding, work. To achieve an EPC C on the Swedish Cottages, fabric improvement and renewables are necessary. The Insulation, roof and window works will be complimented with Solar and Battery – allowing the Council to Achieve the EPC C rating on these homes. The remainder of the budget underspend will be reprofiled to future years beyond 2026/27 as part of the business planning exercise for 2027/28.

11.29 For the New Build Capital Programme (Appendix 4), £20.123m was spent against a Revised Budget of £29.946m, a variance of £9.823m

11.30 The material variances were as follows:

11.31 Kings Barton acquisition: £1.72m favourable. The acquisition of units at Kings barton has been progressing during 2026/27. 26 units were completed during 2025/26, with a further 65 units anticipated in 2026/27 and the remaining 55 units expected to be completed in 2027/28. The variance to budget arises because the profiled spend for 2025/26 included a payment for units reaching 'golden brick' stage in March 2026, which was completed in early 2026/27. The budget will therefore be carried forward accordingly.

11.32 Unallocated New Build: £6.43m favourable. The budget for 2025/26 included an unallocated new build budget, from which any new build projects or acquisitions identified in the course of the year could be drawn. There was some drawdown to support LAHF purchases in year, but ultimately the majority of the budget was not utilised in 2025/26 and will be reprofiled as part of the business planning exercise for 2027/28.

11.33 Woodman Close New Build: £0.816m favourable. The Woodman Close project was agreed during autumn 2025/26, however the build did not commence until early 2026. This was recognised and the budget reprofiled in the 2026/27 HRA budget report.

11.34 Property Buybacks: £0.847m favourable. The Cabinet agreed a budget for purchases of properties sold through RTB. However, only one suitable property was identified and purchased in 2025/26. This was recognised and the budget reprofiled in the 2026/27 HRA budget report.

11.35 **HRA Capital Programme Funding**

11.36 Appendix 5 details the actual funding for the capital programme in 2025/26.

11.37 The average HRA cost of capital is shown here together with current HRA reserves/resources position. These resources are largely constrained in their use, with the exception of the general reserve, but provide a degree of mitigation against future new homes development and sales risk and provide a cheaper form of internal financing for the capital programme.

11.38 The proposed funding of the programme firstly applies 1-4-1 RTB funding of £4.5m to maximise the council's position on these resources. Capital receipts from other retained RTB receipts of £1.868m, new build shared ownership sales and staircasing receipts of £1.454m, and other disposals £1.753m are then applied. Grants and contributions of £1.019m, including Local Authority Housing Fund (LAHF), and Partnership for South Hampshire (PfSH) funding are then applied. The remaining capital spend was financed by a contribution of £18.11m from the Major Repairs Reserve.

11.39 The capital programme was fully financed in 2025/26. This meant that there was no change to the Capital Financing Requirement of £212.6m, which represents the underlining borrowing requirement for capital purposes.

11.40 **HRA Capital Programme Re-Forecast for 2026/27**

11.41 Appendices 6 and 7 propose a revised capital programme budget for 2026/27, including proposed carry forwards from 2025/26 and other known reprofiling adjustments and requests to amend budgets received by Summer 2026.

11.42 The proposed Housing Services programme has slippage from 2025/26 of £3.535m as outlined in the variance analysis between paragraphs 11.27 and 11.33 above, and other budget adjustments of £0.795m, resulting in a net increase of £2.74m. This reflects the current anticipated delivery on planned major works programmes and the carry forward of funding for key Council priorities such as climate change and fire safety.

11.43 Outline business cases for sewerage treatment works upgrades to generate nutrient credits has been considered by the Councils PAC board. The original budget of £0.4m is not sufficient to proceed with the four proposed sites following initial feasibility work. Three sites will progress to final business case, and further funding will be requested as further business cases developed.

11.44 In February 2026, the Council applied for funding for the Local Authority Housing Fund round 4. The budget report confirmed that, should the bid be successful, match funding would come from the unallocated pot and delegated decisions to officers with respect to property purchases. The Council was successful in its application, and £1.297m has been awarded between 2026/27 and 2028/29. Acquisitions will be considered on a case by case basis and delegations are in place to release budget from the unallocated new homes budget as and when suitable properties have been identified and assessed.

11.45 The budget for Woodman Close is reduced in 2026/27 by £0.447m. This is a reprofiling of spend to 2027/28, in line with the latest cashflow forecasts for the scheme.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 There are no other options due to the statutory requirement to approve the HRA outturn.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3516 HRA Outturn report 2024-25 10 Sept 2025

CAB3478 HRA Budget Options 2025-26 20 Nov 2024

CAB3490 Housing Revenue Account Budget 2025-26 12 Feb 2025

CAB3523 HRA Business Plan/Budget Options 2026-27 19 Nov 2025

CAB3540 Housing Revenue Account Budget 2026-27 12 Feb 2026

Other Background Documents:-

None

APPENDICES:

Appendix 1 – Housing Revenue Account Outturn 2025/26 – Subjective Summary

Appendix 2 – Housing Revenue Account Outturn 2025/26 – Service Summary

Appendix 3 – Housing Capital Programme 2025/26 – Housing Services Outturn

Appendix 4 – Housing Capital Programme 2025/26 – New Build Outturn

Appendix 5 – Housing Capital Programme 2025/26 - Funding, Resources and Debt

Appendix 6 – Housing Capital Programme 2025/26 – Re-forecast Budget Major Works

Appendix 7 – Housing Capital Programme 2025/26 – Re-forecast Budget New Build

APPENDIX 1

HRA OUTTURN 2025/26

	Revised Budget £000	Outturn £000	Variance Outturn to Original Budget £000	Report Notes
Employees	(6,207)	(5,964)	243	11.3
Premises	(9,941)	(12,041)	(2,100)	11.4
Other Costs	(6,162)	(5,393)	769	11.5
Interest Payable and Depreciation	(18,884)	(18,687)	197	11.6
External income	37,994	37,596	(398)	11.7
(Deficit) / Surplus for year on HRA Services	**(3,200)**	**(4,489)**	**(1,289)**	
Right to Buy Admin Fees	0	42	42	
Interest receivable	1,170	2,663	1,493	11.8
Assets Funded by HRA	0	0	0	
Net increase/(decrease) in HRA Balance before transfers to or from reserves	(2,030)	(1,785)	245	
Transfer to/from Reserves	0	(477)	(477)	
(Decrease)/Increase in HRA Balance	(2,030)	(2,262)	(232)	
<u>**HRA Working Balance**</u>				
Opening Balance	15,951	15,951	0	
Add Projected (Deficit)/Surplus	(2,030)	(2,262)	(232)	
Projected Balance at Year End	**13,921**	**13,689**	**(232)**	

APPENDIX 2

HRA OUTTURN 2025/26

	Revised Budget £000	Outturn £000	Variance Outturn to Revised Budget £000	Report Notes
Service Summary				
Housing Management General				
Estate Management	(723)	(658)	65	
Tenancy Sustainment	(548)	(356)	192	11.10
HRA General	(3,221)	(3,363)	(142)	11.11
HRA Policy	(564)	(379)	185	11.12
HRA IT Projects	(210)	(61)	149	11.13
Income Services	(458)	(454)	4	
Tenants Involvement	(244)	(216)	28	
Vacant Dwellings	(174)	(147)	27	
New Build Programme Support	(813)	(443)	370	11.14
	(6,956)	(6,078)	878	
Housing Management Special				
Communal Services	147	61	(87)	
Foxglove House	406	462	55	
Disabled Adaptations	(193)	(146)	47	
Estate Maintenance	(843)	(679)	165	11.16
Community Safety (HRA)	(153)	(173)	(21)	
Homelessness	(109)	(51)	58	
Home ownership	502	363	(139)	
Sewage Works	(433)	(262)	172	11.15
Sheltered Housing	(277)	(403)	(126)	
	(953)	(829)	124	
Repairs				
Responsive Maintenance	(4,322)	(4,841)	(519)	11.17
Voids	(1,765)	(3,059)	(1,294)	11.18
Cyclic	(1,464)	(1,565)	(101)	
Retrofit (Revenue)	(113)	(247)	(133)	
Planned Maintenance	(1,016)	(941)	74	
Sub - total Repairs Works	(8,680)	(10,653)	(1,973)	
Repairs Administration	(2,010)	(2,357)	(347)	11.19
	(10,690)	(13,010)	(2,320)	
Debt Management Expenses	(13)	(14)	(1)	
Interest Payable	(8,322)	(7,714)	608	11.6
Depreciation of Fixed Assets	(10,562)	(10,973)	(411)	11.6
	(18,897)	(18,701)	196	
Rents and Other Income				
Dwelling Rents	33,966	33,803	(163)	
Garage Rents	56	74	18	
Other Income	200	185	(15)	
Investment Properties	74	66	(8)	
	34,296	34,128	(167)	
(Deficit) / Surplus for year on HRA Services	**(3,200)**	**(4,489)**	**(1,289)**	

APPENDIX 2

HRA OUTTURN 2025/26

	Original Budget £000	Outturn £000	Variance Outturn to Revised Budget £000	Report Notes
Service Summary				
Right to Buy Admin Fees	0	42	42	
Interest Receivable	1,170	2,663	1,493	11.8
Net increase / (decrease) in HRA Balance before transfers to or from reserves	**(2,030)**	**(1,785)**	**245**	
Transfer (to)/from Reserves	0	(477)	(477)	
Increase / (decrease) in HRA Balance	**(2,030)**	**(2,262)**	**(477)**	
HRA Working Balance				
Opening Balance	15,951	15,951		
Add Projected (Deficit)/Surplus	(2,030)	(2,262)	(232)	
Projected Balance at Year End	**13,921**	**13,689**	**(232)**	

Appendix 3

HRA CAPITAL PROGRAMME OUTTURN 2025/26

	2025/26 Original Budget £000	2025/26 Revised budget £000	2025/26 Outturn £000	2025/26 Variance Outturn to Revised Budget £000	Report Notes
Housing Services Programme					
Major Repairs					
Roofing works	(677)	(939)	(1,069)	130	
External Ground Works	(650)	(650)	(197)	(453)	
External Window/Door/Screens	(1,560)	(1,121)	(664)	(457)	
Internal Structure & Finishes	(100)	(100)	(210)	110	
Blocks planned works	(2,390)	(250)	(14)	(236)	
Kitchen & Bathroom Renewals	(1,443)	(1,382)	(1,262)	(120)	
Mechanical & Electrical Services	(1,750)	(2,000)	(1,082)	(918)	
Disabled Adaptations	(719)	(719)	(542)	(177)	
	(9,289)	**(7,161)**	**(5,040)**	**(2,121)**	11.24
Improvements & Conversions					
Estate Improvements	(432)	(432)	(212)	(220)	
Sheltered Housing Upgrades	(74)	0	(116)	116	11.25
	(506)	**(432)**	**(328)**	**(104)**	
Other Capital Spending					
Fire Safety Provision	(3,301)	(3,551)	(781)	(2,770)	11.26
Climate Change Emergency	(5,936)	(5,336)	(2,074)	(3,262)	11.28
Victoria Court sewerage upgrade	(516)	(516)	0	(516)	
Sewage Treatment Works	(1,586)	(1,586)	(240)	(1,346)	11.27
	(11,339)	**(10,989)**	**(3,095)**	**(7,894)**	
Total Housing Service Capital Programme	**(21,134)**	**(18,582)**	**(8,462)**	**(10,120)**	

Appendix 4

HRA CAPITAL PROGRAMME OUTTURN 2025/26

	2025/26 Original Budget £000	2025/26 Revised Budget £000	2025/26 Outturn £000	2025/26 Variance Outturn to Revised Budget £000	Report Notes
New Build Programme & Other Capital					
Hazeley Road Twyford	(915)	(915)	(906)	(9)	
Kings Barton Acquisition	(3,360)	(20,000)	(18,273)	(1,727)	11.31
LAHF Property Acquisitions	0	(531)	(512)	(19)	
Lower Brook St Car Park	0	(40)	(47)	7	
Property Buybacks	(980)	(1,048)	(201)	(847)	11.34
The Valley	0	0	(22)	22	
Woodman Close	(978)	(978)	(162)	(816)	11.33
Unallocated New Build	(6,965)	(6,434)	0	(6,434)	11.32
	(13,198)	**(29,946)**	**(20,123)**	**(9,823)**	
Total HRA Capital Programme	**(34,332)**	**(43,993)**	**(28,585)**	**(19,943)**	

Appendix 5

HRA CAPITAL PROGRAMME FUNDING 2025/26

	Original Budget £000	Revised Budget Feb 2026 £000	Outturn £000	Variance Outturn to Revised Budget £000
Funding Source				
Right to Buy Other Retained receipts	549	2,112	1,868	(244)
Right to Buy 1-4-1 Receipts	3,673	8,884	4,539	(4,345)
Shared Ownership Capital Receipts	4,000	1,659	1,454	(205)
Other Capital Receipts	623	1,753	1,595	(158)
S.106 Contributions	0	0	0	0
CIL	0	0	0	0
Homes England Grant	0	0	0	0
LAHF Grant	0	934	925	(9)
Other grants	700	135	94	(41)
New Build Sales	0	0	0	0
HRA Borrowing	0	0	0	0
Major Repairs Reserve	24,787	20,566	18,110	(2,457)
TOTAL	**34,332**	**36,043**	**28,585**	**(7,458)**

HRA Usable Reserves/Resources	Bal 31.3.2025 £000	Bal 31.3.2026 £000	Change £000
HRA Revenue Reserves	15,951	13,688	(2,263)
Earmarked Reserves	220	515	295
Major Repairs Reserve	34,119	26,983	(7,136)
Right to Buy 1-4-1 Receipts	5,462	4,817	(645)
Right to Buy other retained receipts	0	0	0
Shared Ownership capital receipts	909	0	(909)
Other Capital Receipts	48	0	(48)
S.106 Contributions	12,840	14,394	1,554
TOTAL	**69,549**	**60,397**	**(9,152)**

HRA Capital Financing Requirement	Bal 31.3.2025 £000	Bal 31.3.2026 £000	Change £000
CFR (Underlying need to borrow)	212,600	212,600	0
(Expenditure funded by Borrowing)			
Annual Cost of Debt	8,266	7,714	(552)
Average Cost of Capital to HRA	3.89%	3.63%	-0.26%
of Which			
[a] PWLB external debt	154,491	159,259	4,768
Average Cost of Debt	5,223	5,156	(67)
Average Cost of Capital	3.38%	3.24%	-0.14%
[b] Internal borrowing	58,109	53,341	(4,768)
Average Cost of Debt	3,043	2,558	(485)
Average Cost of Capital	5.24%	4.80%	10.17%

Appendix 6

HRA CAPITAL PROGRAMME PROPOSED REVISED BUDGETS 2026/27

	2026/27 Original Approved Budget. £000	2026/27 Other Budget Changes £000	2025/26 Proposed C/fwd £000	2026/27 Revised Budget £000
Housing Services Programme				
Major Repairs				
Roofing works	(2,182)	0	0	(2,182)
External Windows & Doors	(3,553)	0	(80)	(3,633)
Internal Structure & Finishes	(150)	0	0	(150)
Kitchen & Bathroom Renewals	(2,020)	0	0	(2,020)
Major Block works	(1,198)	0	(104)	(1,302)
Mechanical & Electrical Services	(1,200)	0	0	(1,200)
External works	(350)	0	0	(350)
Disabled Adaptations	(751)	0	0	(751)
	(11,404)	**0**	**(184)**	**(11,588)**
Improvements & Conversions				
Estate Improvements	(104)	0	(180)	(284)
Sheltered Housing Upgrades	(953)	116	0	(837)
Chesil Lodge Solar panels	(60)	0	0	(60)
	(1,117)	**116**	**(180)**	**(1,181)**
Other Capital Spending				
Fire Safety Provision	(2,662)	0	(500)	(3,162)
Climate Change Emergency	(6,055)	0	(345)	(6,400)
Sewage Treatment Works	(1,567)	0	0	(1,567)
	(24,673)	**232**	**(1,389)**	**(25,830)**
Total HS Capital Programme	**(37,194)**	**348**	**(1,753)**	**(38,599)**

Appendix 7

HRA CAPITAL PROGRAMME PROPOSED REVISED BUDGETS 2026/27

	2026/27 Original Approved Budget. £000	2026/27 Other Budget Changes £000	2026/27 Proposed Bfwd £000	2026/27 Revised Budget £000
New Build Programme & Other Capital				
Approved Schemes				
Hazeley Road Twyford	(915)		(9)	(924)
Kings Barton Acquisition	(8,600)	0	(1,727)	(10,327)
LAHF Property Acquisitions	0	0	0	0
Property Buybacks	(838)		(9)	(847)
Woodman Close	(1,957)	447	(38)	(1,548)
Total New Build Programme	**(12,310)**	**447**	**(1,782)**	**(13,645)**
Total Approved Capital Programme	**(49,504)**	**795**	**(3,535)**	**(52,244)**
Unapproved schemes				
Unallocated sites	(4,292)	0	0	(4,292)
Total New Build Programme	**(4,292)**	**0**	**0**	**(4,292)**
Total HRA Capital Programme	**(53,796)**	**795**	**(3,535)**	**(56,536)**

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SCRUTINY COMMITTEE

REPORT TITLE: GENERAL FUND OUTTURN 2025/26

7 SEPTEMBER 2026

REPORT OF CABINET MEMBER: Councillor Neil Cutler – Deputy Leader and Cabinet Member for Finance and Performance

Contact Officer: Liz Keys Tel No: 01962 848226 Email lkeys@winchester.gov.uk

WARD(S): ALL

RECOMMENDATION:

It is recommended that the committee scrutinise and comment on the proposals within the attached draft cabinet report, ref CAB3567 which is to be considered by cabinet at its meeting on the 9 September 2026.

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CAB3567
CABINET

REPORT TITLE: GENERAL FUND OUTTURN 2025/26

9 SEPTEMBER 2026

REPORT OF CABINET MEMBER: Councillor Neil Cutler – Deputy Leader and Cabinet Member for Finance and Performance

Contact Officer: Liz Keys Tel No: 01962 848226 Email lkeys@winchester.gov.uk

WARD(S): ALL

PURPOSE

This report provides an overview of the General Fund Revenue outturn and Capital Programme outturn for 2025/26.

The 2025/26 General Fund budget was approved by Council in February 2025 (CAB3494 refers). The budget was set based on a stable financial position with a forecast balanced budget now covering 2025/26 and 2026/27. Quarterly monitoring has kept the forecast 2025/26 outturn under close review. A final outturn favourable variance of just under £1.8m is reported, predominately resulting from additional interest receivable of £0.7m; additional government grants received in year, totalling £1m; and a number of service variances which have a net impact of £0.1m. This has allowed the council to transfer £0.6m to the property reserve to address items that have been identified subsequent to February budget (such as critical works to the medieval Buttercross monument); £0.5m to the Local Plan reserve (for the transitional arrangements relating to LGR and the new style 30-month plan making system); and £0.65m to the Major Investment Reserve.

RECOMMENDATIONS:

That Cabinet:

1. Note the General Fund Revenue Outturn and Capital Programme Outturn as set out in the report.

2. Approve the budget surplus transfers to reserves listed below and note the reserves and closing balances at 31 March 2026 (as set out in Appendix 2).

    a. Transfer to the Property reserve - £601,000
    b. Transfer to the Local Plan reserve - £500,000
    c. Transfer to the Major Investment Reserve - £653,000

3. Approve the revised 2026/27 capital programme as set out in Appendix 5 including an increase to an existing budget:
   Public conveniences refurbishments - £148,000

4. Note the revised 2026-2036 capital programme as set out in Appendix 6.

5. Approve a budget of £70,000 over 2027/28 and 2028/29, funded by the transitional reserve, to fund the final 18 months of a 24-month fixed term graduate planner position. This position will support transition work / alleviate capacity issues within the Planning service. The post will be recruited in 2026/27 and costs incurred in 2026/27 will be funded through vacancy management savings.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 The budget approved in February 2025 (CAB3494 refers) directly supported the delivery of all outcomes set out in the Council Plan. This included revenue budget support for Greener Faster and carbon reduction investment proposals and funding to support cost of living through the Council Tax Support Fund and Exceptional Hardship Support Fund.

1.2 The council plan outcome focusing on Homes for All is also supported by the Housing Revenue Account Business Plan considered elsewhere on this agenda (CAB3568).

2 FINANCIAL IMPLICATIONS

2.1 As set out in the report.

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 Local authorities are required by law to have a balanced budget. However, what is meant by 'balanced' is not defined in law and Chief Finance Officers are to use their professional judgement to ensure that the local authority's budget is balanced, robust and sustainable.

3.2 The Local Government Act 1972 (Section 151) makes the Chief Finance Officer responsible for the proper administration of the Council's financial affairs. The responsibilities of the Chief Finance Officer, including in relation to section 114 notices, are set out primarily in section 151 of the Local Government Act 1972.

3.3 All Members and officers have a general responsibility which is a fiduciary duty to residents to take reasonable action to provide for the security of the assets under their control and for ensuring that the use of these resources is legal, is properly authorised and achieves value for money. In doing so proper consideration must be given at all times to matters of probity and propriety in managing the assets, income, and expenditure of the Council.

4 WORKFORCE IMPLICATIONS

4.1 The council employed 472 permanent and fixed term staff at 31 March 2026 (General Fund and HRA), as reported to Audit and Governance in July (AG186). This is one of the most significant costs to the council and therefore as services change, the staffing requirements also change. This represents a net 12 FTE increase during the year.

5 PROPERTY AND ASSET IMPLICATIONS

5.1 The Asset Management Strategy (CAB3377 refers) highlights how the Council's non-housing property assets (the Estate) play a significant role in generating rental income and creating opportunity for social, economic, environmental, and cultural and regeneration interventions.

5.2 Overall property income for 2025/26 was £5.3m, including investment and non-investment properties. This is offset by expenditure of £1.7m, leaving a net surplus of £3.6m (excluding the Minimum Revenue Provision and borrowing costs).

6 CONSULTATION AND COMMUNICATION

6.1 The 2025/26 budget (CAB3494) and Capital Investment Strategy 2025-35 (CAB3495) were set in February 2025 and this followed consultation with stakeholders, including with parish councils through the parish liaison meetings; with local businesses through discussions with the Chamber of Commerce / BID Business forum; and with the public through a budget consultation in October 2024.

6.2 Throughout the year, the financial monitoring reports have been to Scrutiny Committee quarterly.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The commitment to carbon neutrality and investment in the Carbon Neutrality Programme is maintained in full. The capital programme also included provision specifically aimed at reducing carbon emissions.

8 PUBLIC SECTOR EQUALITY DUTY

8.1 The recommendations in this report do not amend budget proposals that have been subject to previous assessment. Officers have regard to the considerations as set out in the Equalities Act 2010 and will assess the Public Sector Equality at the time of decision making and implementation on any specific recommendations for changes to future budgets.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None required.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Property Commercial tenants unable to pay rents or subject to business failure.	Close monitoring of rent position by property team with support to tenants through effective working relationships.	Potential to increase commercial property income when rent reviews are carried out.

Risk	Mitigation	Opportunities
Slowdown in commercial property investment, meaning that the council's development schemes achieve less interest or less income than expected.	The council's advisors are reviewing the property investment market and will provide advice as to timing of any marketing.	
Legal The council is unable to balance the revenue budget resulting in the issuing of a S114 notice.	Proposals set out in this report, including the strategy for management of reserves mitigate against this.	Present a balanced budget in difficult circumstances.
Timescales An economic environment which may impact on income received by the council.	The council has set aside an Exceptional Inflation reserve of £1m to mitigate higher than expected inflation and an economic environment which may impact on income. Other uncommitted revenue reserves are available to support further increases to the projected deficit.	
Local Government Reorganisation (LGR) Failure to budget effectively and ensure sufficient resources are available to support both ongoing baseline requirements and one-off revenue projects.	Production of forward looking 10-year financial projections including reserve forecasts.	Being part of a larger unitary authority will present new opportunities for both funding and further efficiencies.
Financial The council is unable to balance the revenue budget.	Proposals set out in this report, including the strategy for management of reserves mitigate against this.	Streamlining of services and digitalisation provides opportunities to improve the customer experience as well as making savings.

Risk	Mitigation	Opportunities
Risk of lower than projected demand for income generating services.	The council has uncommitted revenue reserves available which can be utilised as a last resort as above.	

11 SUPPORTING INFORMATION:

General Fund Revenue

11.1 A high quality of service delivery has been maintained during the year. In addition, progress continues to be made in delivering key areas of work and the council's major projects.

11.2 The final outturn position in Appendix 1 shows an increased transfer to reserves, compared to budget in February 2025, of just under £1.8m. Whilst regular updated forecasts have been reported throughout the year, the budget is not revised mid-year, so this report highlights all significant variations compared to the original budget (many of which have been reported previously).

11.3 Careful management of earmarked reserves has resulted in a £4m increase in overall balances at the end of 2025/26. However, significant commitments are in place against these balances. The council will continue to manage reserves in a prudent manner.

12 Impact on the collection fund

12.1 The Council acts as billing authority for the Winchester district and is therefore responsible for the collection of business rates and council tax on behalf of Hampshire County Council, Police and Fire authorities, parish councils and Central Government.

12.2 **Council Tax** - In January 2025, the Council forecast a collection rate of 99.3% based on previous experience of collection rates across the district. The outturn deficit of £2.9m reflected a reduction in the collection rate from 2024/25. The collection rate was reduced to 99.2% for 2026/27.

12.3 **Business Rates** – The total collectable business rates for 2025/26 were almost £69m within the year including significant ongoing and new reliefs. The outturn deficit of £3.3m related mainly to a significant increase in the appeals provision.

13 Revenue Baseline Budget Variances

13.1 Total general fund baseline net service expenditure was originally budgeted at £20.38m for 2025/26. A final outturn of £19.75m is £0.63m below budget. However, a number of these variances relate to additional funding received in year such as UK Prosperity Fund and homelessness, with unspent funding transferred to reserves for use in future financial years.

13.2 The most significant variances to the original budget are summarised in the table below, with further explanation in paragraphs 13.3 and 13.4 below.

	Income Variances	Favourable / (Adverse) Variance £m	
1	Park and ride VAT change	-0.616	
2	Guildhall Income	-0.043	
3	Other	-0.003	
4	Household support fund	0.047	
5	Public Art - WoW	0.052	
6	Car Parking	0.083	
7	UK Prosperity Fund	0.094	
8	Winchester Micro Logistics Hub	0.102	
9	Homelessness Prevention Grant	0.112	
10	Elections	0.180	
11	Central Winchester developer contr.	0.262	
12	Planning Fees	0.263	
13	Car Parking SMS income	0.267	
	TOTAL INCOME VARIANCE		**0.800**
	Expenditure Variances		
1	Barfield park and ride NNDR review	-0.327	
2	Car Parking pay by phone expenditure	-0.263	
3	Utility costs	-0.121	
4	Planning supplies and services	-0.084	
5	District tree care	-0.067	
6	CCTV	-0.053	
7	Parking overtime	-0.051	
8	River Park Leisure Centre	-0.050	
9	Other	0.040	
10	Telephones	0.054	
11	HVO Savings	0.160	
12	Waste and Recycling	0.199	
13	Employees	0.400	
	TOTAL EXPENDITURE VARIANCE		**-0.163**

13.3 The reasons for the “income” variances in the above table can be summarised as:

1) Park and ride VAT change. The council had been in receipt of a reduced VAT rate for park and ride income for a number of years. On review this reduced VAT rate is no longer applicable to councils and so it has been removed and backdated payments to HMRC have been accrued for.
2) Guildhall income. As highlighted in quarterly reporting, the closure of the Bapsy Hall led to reduced Guildhall income for the year.
3) Other. Various smaller variances.
4) Household support fund. Additional funding received during the year and to be spent according to funding conditions.
5) Public Art West of Waterlooville. A draw from S106 funds received in line with expenditure and funding conditions.
6) Car Parking. Parking fees were slightly higher than budgeted. This represents a tiny proportion of the overall car parking income budget.
7) UK Prosperity Fund. Additional funding received during the year and to be spent according to funding conditions.
8) Micro Logistics Hub. Additional funding received during the year and spent according to the grant conditions.
9) Homelessness Prevention Grant. Additional funding received during the year and to be spent according to funding conditions.
10) Elections. Additional funding offset against higher election expenditure during the year.
11) Central Winchester developer contributions. Developer contributions in relation to Central Winchester Regeneration.
12) Planning Fees. Higher planning fees and pre-app fees received during the year.
13) Car Parking SMS income. SMS income which is mostly offset by pay by phone transaction fees.

13.4 Explanations for the “expenditure” variances in the above table are provided below:

1) Barfield park and ride NNDR review. A review of business rates, by the valuation office, at the Barfield multi-storey park and ride, led to a higher and backdated business rates liability.
2) Car Parking pay by phone expenditure. As in 13.3 above, this additional expenditure is offset by pay phone SMS income.
3) Utility costs in relation to the leisure centres were higher than originally budgeted. This was due to higher gas and electricity prices.
4) Planning supplies and services. Higher than budgeted expenditure in relation to legal and consultancy costs.

5) District Tree care. Higher than budgeted expenditure on urgent tree works identified as part of the ongoing tree survey plan.
6) CCTV. Budget overspend relating to data lines and maintenance expenditure.
7) Parking overtime. Higher than budgeted expenditure in relation to parking enforcement employee costs.
8) River Park Leisure Centre. A budget overspend on utility, security, and maintenance costs.
9) Other. Minor savings across numerous service areas across the general fund.
10) Telephones. Budget savings identified in the 2026/27 budget process and already reflected in the 2026/27 baseline budget.
11) HVO savings. Lower than budgeted expenditure on the additional costs of using HVO fuel for the waste fleet.
12) Waste and Recycling. Lower than budgeted mainly contractual expenditure in relation to forecasts on inflation and property increases.
13) Employees. Higher than budgeted vacancy management savings during the year, for example legal services, corporate management, estates.

13.5 An overall income surplus of £0.7m within ‘Investment Activity’ relates to:

a) Additional net interest receivable of £0.6m caused by higher than expected balances (specifically s106 balances) and higher than forecast rates of return.

b) Additional investment property income of £0.2m caused by unused contingency budgets for void properties and rent reviews in 2025/26.

c) An adverse variance of £0.1m relating to the minimum revenue provision, is mainly due to the reclassification of lease budgets between services and investment activity.

14 “One Off” Budgets

14.1 In addition to the baseline budget to fund core services, a number of “one off” provisions were approved and included in the 2025/26 budget to fund key projects. The original one-off revenue budgets totalled £4.111m and this was revised to £7.763m during the year taking into account of budget brought forwards and in-year approvals. The final outturn of £4.084m was therefore £3.679m below revised budget. There were also a number of additional grants received in-year which increased the budget available to carry forward. The key one-off revenue budgets are listed below:

	General Fund One-off Expenditure Budgets (£000)		Original Budget	Revised Budget	Outturn	Variance to Revised Budget	Budget Brought Forward to 26/27
1	New Burdens Ukraine		657	1,421	451	969	597
2	Homelessness		910	1,165	829	336	18
3	Car Parks		340	560	333	227	120
4	Guildhall Building Maintenance		500	500	134	366	366
5	Food Waste Implementation		102	443	95	348	348
6	Central Winchester Regeneration		0	441	144	296	296
7	Historic Buildings / Monuments		0	387	54	333	333
8	IMT Asset Plan		337	337	336	1	46
9	Local Plan		257	257	268	-11	0
10	Other smaller projects		1,008	2,252	1,440	812	1,025
			4,111	**7,763**	**4,084**	**3,678**	**3,150**

1) Homes for Ukraine – additional funding planned to be spent in 2026/27.

2) Homelessness – ongoing expenditure in line with the Homelessness spending plans.

3) Car Parks Maintenance – budget brought forward to reflect the latest spend forecasts from the 2025/26 programme.

4) Guildhall Building Maintenance – ongoing project expected to be fully spent in 2026/27.

5) Food Waste Implementation / Future of Waste – to support the implementation of food waste and future of waste changes.

6) Central Winchester Regeneration – approved project budget now planned to be spent in 2026/27.

7) Historic Buildings / Monuments budget has been brought forward to 2026/27 to reflect latest spend forecasts.

8) IMT Asset Plan – spent as planned in 2025/26.

9) Local Plan – spent in 2025/26 in line with the local plan forecast and supported by the Local Plan earmarked reserve.

10) Other smaller projects to reconcile back to the total budgets.

15 <u>Outturn by Council Plan outcome</u>

15.1 The Council Plan outcome summary outturn below shows the full general fund revenue outturn position for 2025/26.

15.2 Out of the final net surplus of £1.8m, £0.6m has been transferred to the Property reserve, £0.5m to the Local Plan reserve, and £0.7m to the Major

Investment reserve. The full budget variance analysis is shown in section 13 above and variances in the table below show variations to original budget which may for example be additional expenditure which is fully funded by government grants.

General Fund 2025/26 Outturn	Budget £000	Outturn £000	Variance £000
Greener Faster	8,869	8,884	(15)
Healthy Communities	2,935	3,390	(455)
Good Homes for All	4,108	3,013	1,094
Thriving Places	1,378	1,030	348
Efficient and Effective	7,108	6,208	900
TOTAL	**24,396**	**22,525**	**1,870**
FUNDING AND OTHER ACTIVITY	(26,520)	(29,324)	2,804
TRANSFER TO / (FROM) EARMARKED RESERVES	2,124	5,044	(2,920)
SURPLUS TRANSFERRED TO PROPERTY RESERVE		(601)	
SURPLUS TRANSFERRED TO LOCAL PLAN RESERVE		(500)	
SURPLUS TRANSFERRED TO MAJOR INVESTMENT RESERVE		(653)	

15.3 The outturn underspend has enabled the council to increase the net transfer movement to earmarked general fund revenue reserves by £1.8m. Funding and other activity outturn of £2.8m higher than budget was largely related to CIL funding billed during the year and additional government funding relating to grants such as Preventing Homelessness, Rough Sleeping, and Extended Producer Responsibility Allowance.

16 Funding including Government financial support

16.1 In total, including Council Tax, funding of £25.2m was £1.1m higher than the original budget of £24.1m. All of the additional funding is one-off in nature but there is a distinction between retained business rates which is available for general use and Other Government Grants, significantly new burdens, which is available for specific purposes such as Homelessness and Homes for Ukraine.

16.2 The Government distributed a number of specific support packages during the year. The city council has received/claimed during 2025/26:

	£m
Extended Producer Responsibility Allowance	1.680
Homelessness Funding	0.919
New Burdens Funding	0.856
	3.456

17 Earmarked Reserves

17.1 General Fund earmarked reserve balances have increased from £49.5m at April 2025 to £53.2m at the end of March 2026. This increase was mainly caused by additional funding such as Community Infrastructure Levy, government funding relating to new burdens which has been transferred to earmarked reserves for spend in 2026/27, plus general underspends transferred to reserves.

17.2 Earmarked reserve balances are set out in appendix 2. The ‘operational reserves’ balance has increased from £14.2m at the end of 2024/25 to £15.0m at the end of 2025/26. This balance also includes reserves set aside for Homelessness and Future of Waste where budget spending plans will come forward in due course.

17.3 The budget surplus for the year of £1,754,000, which is closely in line with projections in February 2026 budget setting, is proposed to be transferred to the following reserves, and this is reflected in Appendix 2:

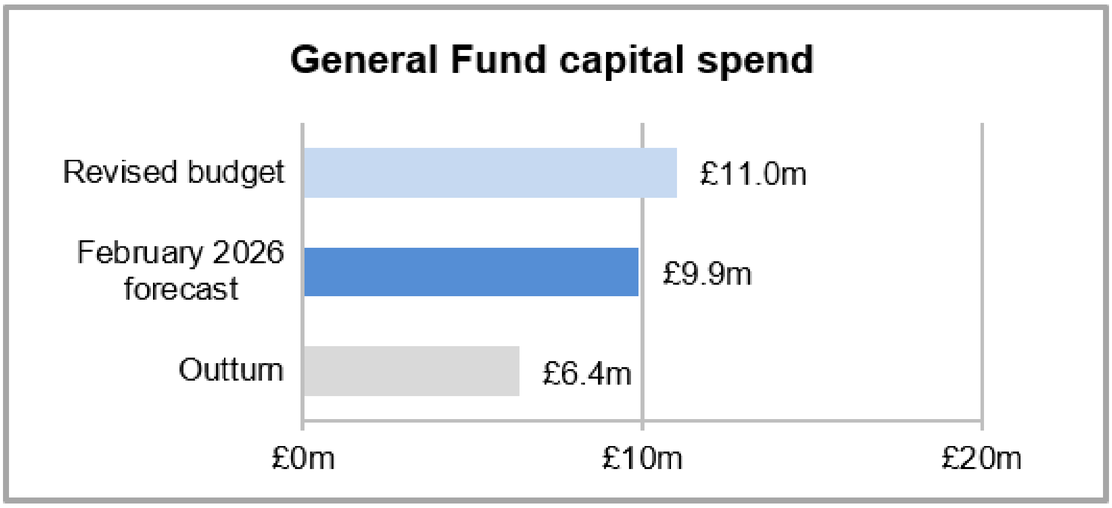
a. Transfer to the Property reserve - £601,000. This represents known additional requirements since the budget was set in February 2026 (CAB3541) such as the additional costs of £250,000 required for works to the Buttercross (CAB3562).
b. Transfer to the Local Plan reserve - £500,000. Following a review of the local plan spending plan, given the significantly reduced timeframe for delivery, additional spend requirements of £500,000 have been identified.
c. Transfer to the Major Investment Reserve - £653,000. The balancing surplus of £653,000 is to be transferred to the Major Investment Reserve. This is £1.1m less than the projections shown at February Cabinet (CAB3541) due to the above transfers to the Property and Local Plan reserves.

18 **General Fund Capital**

18.1 Total capital expenditure in year was £35m - of which £28.6m relates to the Housing Revenue Account (HRA). The detailed HRA outturn is reported separately to Cabinet (CAB3568).

18.2 General Fund capital expenditure amounted to £6.4m. Excluding the SAPS scheme (see below), this compares to an original budget of £11.6m, set in February 2025 (CAB3495) and a revised budget of £11.0m (including ‘brought forwards’ and other revisions) set in September 2025 (CAB3514). Following subsequent approvals and reprogramming, the forecast expenditure was amended to £9.9m as reported in February 2026 (CAB3539). Further details by project are provided in Appendix 4.

18.3 In addition, a budget of £4m in respect of the Strategic Asset Purchase Scheme (SAPS) was allocated. When the scheme was approved by Council a SAPS Board was created which includes members and officers; the board receives recommendations of potential purchases and the s151 officer has delegated authority to make acquisitions up to £4m following discussions with the board, subject to due diligence, or recommend to Cabinet and Council to approve for acquisitions above £4m. During the financial year no suitable purchases were identified.



19 Key items of expenditure

19.1 The following are some of the key items of expenditure in 2025/26:

i. ***Food Waste – vehicles, containers & depot fit-out*** *Total Budget: £1.8m*

Exp: Prior years £nil *2025/26 £1.51m* *Total £1.51m*

The council has completed its purchase of the food waste vehicles and containers; the collection of food waste commenced in October 2025. Food waste recycling has the potential to reduce the district's carbon footprint by an estimated 1,900 tonnes of CO_2e per year by recycling this waste to generate clean green energy and nutrient dense soil improver.

The final spend represents a saving of just under £300,000.

ii. ***Disabled Facilities Grants*** *25/26 Budget: £1.53m*

Exp: recurring *2025/26 £0.96m*

The Private Sector Housing (PSH) Team is responsible for the administration of Disabled Facilities Grants (DFGs). Such grants enable residents of private and / or social housing who are disabled or have a mobility or other limiting condition to apply for adaptations to be undertaken in their home. Such adaptations can include the installation of stair lifts, level access showers, kitchen adaptations or ramping etc. and enable residents to remain in their homes rather than having to move, go into hospital or residential care. In 2025/26 the PSH Team approved 82 DFG applications enabling families to be kept together.

Of the £962,000 spend in year, £165,000 was funded via contributions from Hampshire County Council in respect of three cases.

iii. ***River Park Cricket Pavilion*** *Total Budget: £0.28m*

Exp: Prior years £0.043 *2025/26 £1.844m* *Total £1.883m*

Work on the new pavilion was largely complete by the end of the financial year, and it officially opened on 14 May 2026 with only the installation of solar panels remaining to be completed. It is a valuable additional asset in River Park, which is already a hub for sporting, community and social activity and recreation. It provides the required standard of changing rooms, umpire facilities, toilets and accessibility to enable a wide and diverse range of people to participate in cricket. By providing high-quality facilities, increased community sport outcomes can be achieved across a wider demographic, and the pavilion can be used to support users of River Park, not just cricket, by providing changing and club house facilities to support their events or sports.

iv. ***Car parks*** *Total Budget: £1.053m*

Exp: recurring *2025/26 £0.295m*

A variety of works were undertaken to car parks in 2025/26 including works to Chesil Street, Tower Street, Middle Brook Street, and the resurfacing of St Catherine’s Park & Ride. In addition, the public conveniences at St Catherine’s and South Winchester Park & Ride sites were refurbished.

v. ***Public convenience improvements*** *Total Budget: £0.21m*

Exp: Prior years £0.035m *2025/26 £0.284m* *Total £0.319m*

The total budget above excludes £100,000 budgeted in 2026/27 for a Changing Places facility at the Brooks shopping centre.

In addition to the works to public conveniences in car parks, the following works were completed in 2025/26:

Improvements to the facilities at Abbey Gardens were completed at a total cost of £89,000 which represented a small overspend of £4,000.

The public conveniences at Houchin Street in Bishop’s Waltham were completed at a total cost of £194,000. The total budget for works to Town and Parish toilets was £80,000. There are two further locations requiring refurbishment and additional budget will be required (see paragraph 20.3 below). The reason for the overspend related to both the internal and external works: the cost of bringing the interior up to the required standard and appearance was higher than originally estimated. In addition, once works commenced on the external repairs and the structure was opened up, it became clear that a significant amount of additional fabric repair was required. The building is a traditional period construction within a conservation area, and the works uncovered issues with roof timbers, handmade clay tiles, and areas requiring lime rendering.

For the external repairs, once works began and the structure was opened up, it became clear that a significant amount of additional fabric repair was required. The building is a traditional period construction within a conservation area, and the works uncovered issues with roof timbers, handmade clay tiles, and areas requiring lime rendering.

For the internal refurbishment, I was asked to bring the interior up to the same standard and appearance as the facilities at Abbey Gardens. The completed works now reflect that specification, and the associated costs are in line with those previously delivered at Abbey Gardens.

vi. ***CIL funded community projects*** *25/26 Budget: £1.23m*

Exp: recurring *2025/26 £0.49m*

Several grants totalling £494,000 were paid over in 2025/26 as part of the ongoing CIL funded community projects programme. As these are external projects, often relying on other funding sources, the exact timing is uncertain and subject to delay. The scheme allows community groups to apply for grants for essential infrastructure projects. In total 9 projects were supported in year and included the supply and erection of temporary consulting rooms at a surgery, a play area refurbishment, an outdoor gym, a flood defence scheme, and the refurbishment of a community centre.

vii. ***UKSPF & REPF*** *25/26 Budget: £0.41m*

Exp: recurring *2025/26 £0.33m*

The UK Shared Prosperity Fund (UKSPF) is the UK's replacement of the EU European Structural and Investment Programme and provides local authorities funding for communities, places, businesses, people and skills. Funding is provided for both revenue and capital purposes. In 2025/26, £126,000 of capital grants were made for a number of projects including solar PV, a heat pump, works to an outdoor cafe, and tools and heaters for a Men's Shed.

The Rural England Prosperity Fund (REPF) is a top up to UKSPF and is the replacement for the EU funded LEADER Programme used to support the development of rural economies. Capital grants are awarded to small businesses, voluntary organisations, charities, and community groups. In 2025/26 a total of £204,000 in capital grants were paid to help with the installation of solar PV, electric vans, and equipment stores, as well as several other projects.

19.2 In addition to the projects detailed above, the following projects were either complete or substantially complete in 2025/26: a play area refurbishment at Chaundler Road, refurbishment of the 3G artificial pitch at Meadowside

Leisure Centre, a capital grant toward the Jane Austen statue in the Cathedral's inner close, the purchase of electric animal welfare vans, improvements to Winchester Football Club's clubhouse, and a grant to Chesil Theatre. Detail of expenditure on all capital projects is provided at Appendix 4.

20 Reforecast of capital programme

20.1 The 2026/27 capital programme has been reforecast to include adjustments made for brought forward budgets from 2025/26, subsequent approvals, and other adjustments such as budget reductions following tender or reforecasting to the subsequent period.

20.2 With the exception of budgets funded by external grant or unfinanced (prudential borrowing), reduced budgets result in funding being released back to earmarked reserves or to the capital receipts reserve where it becomes available to fund future projects.

20.3 In addition to the reforecast of the programme, an additional budget (including contingency) of £148,000, funded by capital receipts, has been added to the public conveniences budget following condition surveys:

a) Discovery Centre, Jewry Street – £38,000 increase bringing total budget including £12,000 brought forward from prior year to £50,000.

b) Station Road, Wickman – £60,000.

c) Kidmore Lane, Denmead – £50,000

20.4 Full details of all changes to the 2026/27 capital programme are provided in Appendix 5 and the impact on the overall 10-year capital programme is provided at Appendix 6.

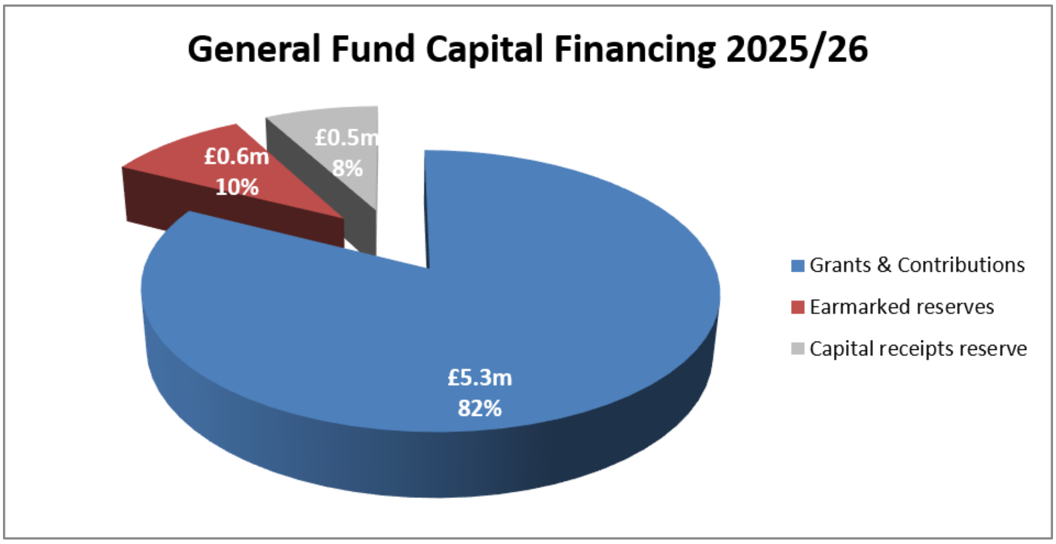
21 Flexible use of capital receipts

21.1 Ordinarily, capital resources such as capital receipts can only be used on capital expenditure (i.e. the creation or enhancement of a capital asset). However, the MHCLG Secretary of State issued a direction to local authorities in order to give them the freedom to use capital receipts from the sale of their own assets (excluding Right to Buy receipts) to help fund the revenue costs of transformation projects and release savings, including through redundancy, for the financial years 2016/17 to 2021/22. The government has since extended this to 2029/30. By using capital receipts, the council is able to avoid the negative impact of on its annual revenue budget of one-off costs, but this will reduce the available resources for future capital projects.

21.2 In the Capital Investment Strategy approved in February 2021 (CAB3283), £194,000 of eligible capital receipts were set aside for this purpose which were applied to partially fund £266,000 in severance costs in 2020/21. This resulted in ongoing annual savings of circa £700,000 per annum. No further use of capital receipts has been made since then and the council currently has no specific plans to apply further capital receipts to transformation plans through its flexible use of capital receipts strategy (most recently approved in the Capital Investment Strategy in February 2026 (CAB3539)). However, the approved strategy allows it to do so should there be qualifying spend and if sufficient eligible capital receipts are available.

22 Capital financing

22.1 The sources of finance available for capital projects include capital receipts, grants and contributions, reserves, revenue contributions, and prudential borrowing or “Capital Financing Requirement” (unfinanced capital expenditure met by future revenue provision). Under the Prudential Code, the council can invest in a capital programme so long as its capital spending plans are “affordable, prudent and sustainable”. The financing of the 2025/26 General Fund capital expenditure is illustrated in the following graph. The single largest source of finance was capital grants and contributions.



22.2 Where capital expenditure is to be financed in future years by charges to revenue, the expenditure results in an increase in the council’s borrowing need known as “Capital Financing Requirement” (CFR), a measure of the capital expenditure incurred historically by the council that has yet to be financed. While the council has sufficient cash and investment balances, it is able to internally borrow but as CFR increases, and cash and investment balances decrease, it will need to increase its external borrowing in addition to the £159.3m the council has already borrowed to finance HRA projects including the HRA self-financing settlement. In the General Fund an annual charge called Minimum Revenue Provision (MRP) is required to finance prior year unfinanced expenditure; this reduces the CFR over the lives of the related assets. Following the adoption of IFRS 16 (leases) in local government from 1 April 2024, an asset representing the right to use the item over the lease term will be recognised for all leases (except for those that are for low value items or whose term is less than one year). Liabilities are also recognised in the Balance Sheet for the obligations that the council has to pay rents for the rights acquired, discounted to their present value. In accounting terms, this is a form of borrowing and so increases the CFR. This will be reduced over time as the lease liability reduces with each subsequent payment.

Capital Financing Requirement	General Fund £000	Housing Revenue Account £000	Total £000
Capital Financing Requirement at 1 April 2025	**70,408**	**212,546**	**282,954**
Unfinanced capital expenditure - in year	0	0	0
Minimum revenue provision (MRP)	(1,810)	0	(1,810)
Voluntary provision for the financing of capital	(265)	0	(265)
Capital Financing Requirement at 31 March 2026	**68,333**	**212,546**	**280,879**
Made up of:			
External borrowing	0	159,260	159,260
Internal borrowing	68,333	53,286	121,619

23 Commercial activities: property

23.1 The council owns an investment property portfolio (assets held solely for rental income or capital appreciation) which was valued at £64.5m as at 31 March 2026 (£68.7m as at 31 March 2025) and generated gross income of £4.04m and net income after costs, including minimum revenue provision, of £2.56m in 2025/26. This income helps contribute to the Council Plan outcomes. This represents an average net yield of 3.85%.

23.2 In 2025/26, the council disposed of the remainder its share in several Partnered Home Purchase (PHP) scheme shared properties following staircasing as well as a property in Eastgate Street.

Property held for investment purposes in £000s

1 April 2025	**68,735**
Acquisitions	0
Enhancements	46
Disposals	(1,463)
Gains/(losses) in fair value	(4,822)
Transfer (to)/from PPE (operational assets) *	2,013
31 March 2026	**64,509**

*An investment property is held for rental income and/or capital appreciation; when the continued purpose of holding the asset changes to meeting a service objective, it is transferred to Property Plant & Equipment or vice versa

24 Proportion of financing costs to net revenue stream

24.1 Although capital expenditure is not charged directly to the revenue budget, interest payable on loans, MRP, and any revenue funded reductions in the borrowing need are charged to the General Fund (GF) or Housing Revenue Account (HRA) income and expenditure statements as appropriate. The net annual charge is known as financing costs - this is compared to the net revenue stream: Council Tax, Business Rates, and general government grants in the case of the GF; and rents and other charges in the case of the HRA.

24.2 The Council's General Fund capital programme includes a number of unfinanced projects (i.e. funded by prudential borrowing). MRP (equivalent to the repayment of loan principal) is applied annually and commences in the financial year following an asset becoming operational and increases the financing costs.

24.3 The General Fund financing costs as a proportion of net revenue stream is higher than forecast due to the receipt of capital grant income which was used to fund prior year unfinanced capital expenditure.

Prudential Indicator: Proportion of financing costs to net revenue stream

	2024/25 actual	***2025/26 forecast***	**2025/26 actual**	***2026/27 budget***
GF financing costs (£m)	*1.8*	*1.9*	2.2	*2.0*
GF proportion of net revenue stream	*8.1%*	*7.7%*	8.7%	*7.7%*
HRA financing costs (£m)	*5.2*	*5.1*	5.2	*5.3*
HRA proportion of net revenue stream	*13.9%*	*13.5%*	13.7%	*13.3%*

25 OTHER OPTIONS CONSIDERED AND REJECTED

25.1 The potential to use the additional surplus for specific investment has been considered. However, in light of the specific emerging pressures identified within the MTFS and the potential cost of Local Government Reorganisation, this is not recommended at this stage.

BACKGROUND DOCUMENTS

Previous Committee Reports:

CAB3494 - General Fund Budget 2025/26 dated 12 February 2025

CAB3495 – Capital Investment Strategy 2025-2035 dated 12 February 2025

CAB3483 - General Fund Budget Options and Medium-Term Financial Strategy dated 20 November 2024

Other Background Documents:

None

APPENDICES:

Appendix 1 – General Fund Summary Outturn

Appendix 2 – General Fund Earmarked Reserves

Appendix 3 – Winchester Town Account Outturn

Appendix 4 – General Fund Capital Expenditure 2025/26 outturn

Appendix 5 – Revised 2026/27 General Fund Capital Programme

Appendix 6 – Revised 2026-2036 General Fund Capital Programme

General Fund Revenue Outturn 2025/26 (£m)

	Budget	Forecast	Outturn
Council Tax (excluding Parish Precepts)	10.347	10.347	10.393
Retained Business Rates	7.931	7.931	7.286
Hampshire Pooling Forecast	1.250	1.055	1.244
Revenue Support Grant	0.212	0.212	0.212
New Homes Bonus	1.811	1.811	1.811
Employers National Insurance increase Funding	0.200	0.153	0.196
3% Guarantee	0.575	0.575	0.575
Extended Producer Responsibility Allowance	0.834	1.680	1.680
Homelessness Funding	0.878	0.878	0.919
New Burdens Funding	0.081	0.199	0.856
	24.119	**24.841**	**25.173**
Investment Activity	2.110	2.510	2.784
Resources available	**26.229**	**27.351**	**27.957**
Baseline Net Expenditure			
Gross Income	17.674	17.524	18.473
Gross Expenditure	-38.055	-37.247	-38.218
Baseline resource requirements	**-20.381**	**-19.723**	**-19.745**
One-off net expenditure	-4.015	-7.668	-3.989
Reserve Related Movements	-1.832	0.041	-2.468
Total net resource requirements	**-26.229**	**-27.350**	**-26.202**
Surplus / (Shortfall)	**-0.000**	**0.000**	**1.755**

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GENERAL FUND EARMARKED RESERVES (£000)

	2025/26	2025/26	2025/26
	Opening Balances	Forecast Closing Balances	Outturn Closing Balances
OPERATIONAL RESERVES			
Major Investment Reserve	(8,401)	(8,278)	(8,807)
Community Grants & Commissions	(289)	(198)	(229)
Cost of Living / Healthy Communities	(166)	(151)	(154)
Digital Transformation	(400)	(400)	(400)
Greener Faster	(214)	(214)	(214)
Future of Waste	(889)	(375)	(990)
Landscape Mitigation	(8)	(6)	(6)
Local Development Framework (LDF)	(980)	(723)	(1,320)
New Burdens - Ukraine	(1,276)		(1,110)
New Burdens - Homelessness	(1,381)	(1,093)	(1,449)
Thriving Places	(101)	(291)	(291)
Regeneration	(52)	()	(52)
	(14,157)	**(11,729)**	**(15,023)**
ASSET RESERVES			
Property - Asset Management Reserve	(5,548)	(5,807)	(7,346)
Car Parks Property	(2,647)	(1,912)	(2,310)
Information Management and Technology	(693)	(668)	(716)
	(8,887)	**(8,387)**	**(10,372)**
RESTRICTED RESERVES			
S106 (Interest)	(510)	(510)	(624)
Community Infrastructure Levy - General Fund	(13,429)	(9,867)	(11,989)
Community Infrastructure Levy - Winchester Town	(827)	(332)	(358)
Winchester Town Reserve	(310)	(200)	(303)
	(15,075)	**(10,908)**	**(13,274)**
RISK RESERVES			
Municipal Mutual Insurance	(139)	(139)	(139)
Transitional Reserve	(7,408)	(9,636)	(9,517)
Exceptional Inflation Pressures	(2,000)	(1,000)	(1,000)
Homelessness Prevention		(1,000)	(1,000)
Business Rates Retention	(1,838)	(2,880)	(2,880)
	(11,385)	**(14,655)**	**(14,536)**
Total General Fund Earmarked Reserves	**(49,504)**	**(45,679)**	**(53,205)**
General Fund Balance	3,500	3,500	3,500

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WINCHESTER TOWN ACCOUNT - 2025/26 Outturn

	2025/2026		
	Forecast	**Outturn**	**Variance**
Cost of Services			
Recurring Budgets:			
Allotments	(4,000)	(3,879)	(121)
Bus Shelter Cleaning / Maintenance / New Provision	5,000	0	5,000
Cemeteries	91,199	122,751	(31,552)
Christmas Lights	7,500	7,500	0
Neighbourhood Service Officers (Contribution)	45,000	45,000	0
Footway Lighting	32,607	18,803	13,804
Grants and Vision Delivery	60,000	55,011	4,989
Support Costs for Grant Scheme	2,000	2,000	0
Maintenance Work to Council Owned Bridges	5,500	0	5,500
Night Bus Contribution	3,500	0	3,500
Public Conveniences (Contribution)	50,000	50,000	0
Recreation Grounds & Open Spaces	968,691	983,561	(14,870)
Town Forum Support	17,500	17,500	0
One-off Budgets:			0
Additional grant 2025/26	2,500	2,500	0
Total Recurring Budgets	**1,284,497**	**1,298,247**	**(13,750)**
Total Cost of Services	**1,286,997**	**1,300,747**	**(13,750)**
Taxation and Non-specific grant income			
Council Tax Income	(1,364,045)	(1,364,045)	0
Interest on Balances	(8,951)	(10,317)	1,365
Total Taxation and Non-specific grant income	**(1,372,996)**	**(1,374,362)**	**1,365**
Transfers to/(from) Earmarked reserves			
(Surplus added to Reserves) / Deficit taken from Reserves	(86,000)	(73,614)	(12,385)
Capital Expenditure funded by Town Reserve	110,000	80,886	29,114
Release from Town Community Infrastructure Levy Reserve			
Opening Reserve Balance (at 1st April)	(223,785)	(223,785)	0
Closing Reserve Balance (carried forward)	**(199,785)**	**(216,514)**	
Closing Reserves forecast as % of net expenditure	**16%**	**17%**	

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General Fund capital expenditure outturn 2025/26

This appendix details the revised budget approved in September 2025 (CAB3514), approved changes since then, and actual expenditure in 2025/26.

		2025/26					
	Priority	*Revised budget (CAB3514)*	*Approved changes and adjs.*	**Approved budget**	**Actuals**	**Under / (over) spend**	**Comments**
		£000	*£000*	**£000**	**£000**	**£000**	
General Fund							
Approved*							
Disabled Facility Grants	Good Homes for All	*1,528*	*-*	1,528	962	566	Underspent grant transferred to capital grants unapplied account
River Park Pavilion	Healthy Communities	*2,261*	*-*	2,261	1,844	417	Project substantially complete - opened in May 2026
Food waste collection - capital investments incl. vehicles & caddies	Greener Faster	*1,804*	*-*	1,804	1,510	294	Project complete
IMT Assets	Efficient and Effective	*132*	*-*	132	21	111	Remaining budget no longer reqd. due to movement to the cloud
Car Parks	Thriving Places	*883*	*-*	883	204	679	Resurfacing at St Catherine's P&R complete, works to Chesil, and several smaller items
Car parks - public convenience improvements	Healthy Communities	*170*	*-*	170	91	79	Works complete at St Catherine's and South Winchester P&R sites
CIL funded community projects	Thriving Places	*1,234*	*-*	1,234	494	740	Several external projects yet to commence
SAPS - Car Park at the Dean, Alresford	Thriving Places	*-*	*-*	-	1	(1)	Land registry fees in respect of acquisition in prior year
CIL funded HCC projects	Thriving Places	*664*	*-*	664	-	664	No claim from Hampshire County Council made in year
Public conveniences improvements	Thriving Places	*237*		237	284	(47)	Works completed at Abbey Gardens and Bishop's Waltham
Open Spaces & Recreational Facilities - Chaundler Road	Healthy Communities	*110*	*-*	110	97	13	Project complete (final account stage)
Meadowside Leisure centre - 3G pitch refurbishment	Healthy Communities	*82*	*-*	82	85	(3)	Project complete
Meadowside Leisure centre - solar PV	Greener Faster	*60*	*-*	60	-	60	Now expected in 2026/27
Wickham Recreation Ground - grant of S106 monies to parish	Healthy Communities	*190*	*-*	190	28	162	First tranche paid over with remainder expected in 2026/27
WCHC all weather 3G pitch	Healthy Communities	*-*	*-*	-	22	(22)	Retention paid
59 Colebrook Street - shared accommodation	Good Homes for All	*51*	*-*	51	34	17	Final account - project complete
Rural Prosperity Fund - approved projects	Thriving Places	*-*	*218*	218	204	14	Additional projects approved for spend via decision notice
Guildhall fire safety improvement works	Efficient and Effective	*71*	*-*	71	2	69	Remaining spend in 2026/27
UK Shared Prosperity Fund - approved projects	Thriving Places	*-*	*190*	190	126	64	Additional projects approved for spend via decision notice
Relocation of bone store to F2 - racking	Efficient and Effective	*4*	*-*	4	-	4	Remaining budget not reqd.
Winchester Sport & Leisure Park	Healthy Communities	*32*	*-*	32	32	-	Complete
Jane Austen Statue - capital grant	Thriving Places	*10*	*-*	10	10	-	Project complete
Electric animal welfare vans	Efficient and Effective	*51*	*-*	51	60	(9)	Project complete - overspend funded by DfT plug-in grant
Winchester Football Club clubhouse improvements	Healthy Communities	*100*		100	93	7	Project complete
Cipher House roof replacement	Efficient and Effective	*160*		160	-	160	Works commencing in summer 2026
Partial demolition of former leisure centre at River Park	Healthy Communities	*-*	*50*	50	52	(2)	Complete - budget approved via decision notice August 2025
North Walls cricket nets, scoreboards, and artificial wicket	Healthy Communities	*-*	*67*	67	8	59	Additional budget approved in WTF342 and decision notice
Replacement to former St Clement's surgery	Healthy Communities	*-*	*-*	-	91	(91)	Unbudgeted expenditure for archaelogy works in prior year led to budget shortfall
Chesil Theatre - capital grant	Thriving Places	*-*	*-*	-	60	(60)	Revenue spend identified as capital in nature
Chesil Multi Storey car park - replacement lifts	Thriving Places	*-*		-	1	(1)	Preliminary spend
Total Approved*		*9,834*	*525*	**10,359**	**6,416**	**3,943**	

General Fund capital expenditure outturn 2025/26

	Priority	2025/26					Comments
		Revised budget (CAB3514)	*Approved changes and adjs.*	**Approved budget**	**Actuals**	**Under / (over) spend**	
		£000	*£000*	***£000***	***£000***	**£000**	
Subject to Appraisal*							
Energy Management Projects	Greener Faster	*500*	*-*	500	-	500	Provisional budget for energy management projects not required in year
Asset Management Plan	Efficient and Effective	*50*	*-*	50	-	50	Provisional budget for reactive capital works not required in year
North Whiteley Sports Pavilion - grant of S106 monies to parish	Healthy Communities	*100*	*-*	100	-	100	Not required in year
UK Shared Prosperity Fund	Thriving Places	*60*	*(55)*	5	-	5	Additional projects approved for spend via decision notice
Rural Prosperity Fund	Thriving Places	*223*	*(218)*	5	-	5	Additional projects approved for spend via decision notice
Special maintenance vehicle replacements	Efficient and Effective	*251*	*-*	251	-	251	Expenditure now expected in 2026/27
Subject to Appraisal*		***1,184***	***(273)***	**911**	**-**	**911**	
Total General Fund		***11,018***	***252***	***11,270***	***6,416***	***4,854***	

*** Under the Council's Financial Procedure Rule 7.4, the inclusion of a scheme in the capital programme does not constitute authority to incur the expenditure. Such authority is obtained subject to the various conditions and limits as set out in the Constitution.**

The Strategic Asset Purchase Scheme (SAPS) is subject to separate governance procedures as outlined in the Capital Investment Strategy

SAPS - unallocated	Thriving Places	*4,000*	*-*	4,000	-	4,000	No suitable purchases identified
Total SAPS - unallocated		***4,000***	***-***	**4,000**	**-**	***4,000***	

Revised 2026/27 General Fund capital programme

This appendix details the original budget approved in February 2026 (CAB3539), approved changes since then, adjustments for brought forward balances from 2025/26 and other changes

		2026/27					
	Priority	*Original budget (CAB3539)*	*Approved changes*	***Brought forward from 2025/26***	***Other changes incl. reforecast***	**Forecast**	**Comments**
		£000	*£000*	***£000***	***£000***	**£000**	
General Fund							
Approved*							
Disabled Facility Grants	Good Homes for All	1,528	-	-	-	1,528	
Car Parks - various	Thriving Places	916	105	346	-	1,367	Budget vired from revenue as spend identified as capital in nature
IMT Assets	Efficient and Effective	154	-	-	(29)	125	Minor adjustments due to extending asset lives and move to cloud solutions
Chesil Multi Storey car park - replacement lifts	Thriving Places	500	-	-	(150)	350	Budget reduced following tender
SAPS - Car Park at the Dean, Alresford	Thriving Places	425	-	-	-	425	
CIL funded HCC projects	Thriving Places	282	360	664	-	1,306	Additional projects approved (CAB3457 refers)
Wickham Recreation Ground - grant of S106 monies to parish	Healthy Communities	160	-	2	-	162	
Public conveniences improvements	Thriving Places	140	-	(28)	148	260	Additional budget requirement following condition surveys
Meadowside Leisure centre - solar PV	Greener Faster	-	30	60	-	90	Additional budget, funded by CIL, approved (CAB3547 refers)
Meadowside Leisure centre - replacement lift and windows, roofing works	Healthy Communities	-	45	-	-	45	Replacement lift budget approved to spend via decision notice
Open Spaces & Recreational Facilities - various sites	Healthy Communities	70	110	13	-	193	New budget approved for MUGA improvements at St Matthew's Field (WTF343 refers)
River Park Pavilion	Healthy Communities	-	-	417	-	417	
CIL funded community projects	Thriving Places	-	787	689	102	1,578	Reprofiled following approval of projects (CAB3547 refers)
CWR - asset purchases for regeneration	Thriving Places	30	3,297	-	-	3,327	Budgets reprofiled (CAB3556 refers) and additional budget approved (CAB3570)
Guildhall capital improvements	Thriving Places	825	-	-	(325)	500	Reprofiling - works to commence in March 2027
Guildhall capital repairs to clock tower	Efficient and Effective	250	-	-	(250)	-	Reprofiled to 2027/28
Cipher House roof replacement	Efficient and Effective	160	-	-	-	160	
Perimeter footpath at River Park Recreation Ground	Healthy Communities	153	-	-	-	153	
Special maintenance vehicle replacements	Efficient and Effective	-	-	278	-	278	
Rural Prosperity Fund - approved projects	Thriving Places	-	-	15	-	15	
UK Shared Prosperity Fund - approved projects	Thriving Places	-	-	64	-	64	
Guildhall fire safety improvement works	Efficient and Effective	-	-	69	-	69	
North Walls - cricket nets & scoreboard (Town)	Healthy Communities	-	-	59	-	59	
Winchester Sport & Leisure Park	Healthy Communities	-	760	-	-	760	£20k soft play grant (DN) & reconfiguration (CAB3561)
Chesil Theatre - Winchester Town Forum CIL grant	Thriving Places	-	50	-	-	50	Grant for extension (WTF341 refers)
Total Approved*		5,593	5,544	2,648	(504)	13,281	

Revised 2026/27 General Fund capital programme

	Priority	2026/27 Original budget (CAB3539)	Approved changes	Brought forward from 2025/26	Other changes incl. reforecast	Forecast	Comments
		£000	£000	£000	£000	£000	
Subject to Appraisal*							
LEP grant fund applications - TBD	Thriving Places	2,000	-	-	(2,000)	-	Bids unsuccesful - removed from programme
CWR - CIL funded infrastructure works	Thriving Places	1,000	-	-	(1,000)	-	Reprofiled to 27/28
Demolition of former leisure centre at River Park	Healthy Communities	2,000	-	-	(2,000)	-	Reprofiled to 27/28 and budget reduced following costings
Energy Management Projects	Greener Faster	500	-	-	-	500	
Asset Management Plan	Efficient and Effective	150	-	-	-	150	
CIL funded community projects - unallocated	Thriving Places	650	(650)	-	-	-	Reprofiled following approval of projects (CAB3547 refers)
North Whiteley Sports Pavilion - grant of S106 monies to parish	Healthy Communities	500	-	100	-	600	
Brooks car park - air handling unit & replacement lighting	Thriving Places	1,000	-	-	(1,000)	-	Now expected in 2027/28
Meadowside Leisure centre - replacement lift and windows, roofing works	Healthy Communities	45	(45)	-	-	-	Replacement lift budget approved to spend via decision notice
CWR - Bus & Accessibility Improvements	Thriving Places	250	-	-	(250)	-	Now expected in 2027/28
Open Spaces & Recreational Facilities - various sites	Healthy Communities	50	-	-	-	50	
Stable Yard Conversion rear of 59 Colebrook St	Good Homes for All	150	-	-	-	150	
Special maintenance vehicle replacements - subject to approval	Efficient and Effective	100	-	-	-	100	
City Offices annexe - replacement windows	Efficient and Effective	20	-	-	-	20	
Rural England Prosperity Fund - unallocated	Thriving Places	-	-	5	-	5	
UK Shared Prosperity Fund - unallocated	Thriving Places	-	-	5	-	5	
Subject to Appraisal*		**8,415**	**(695)**	**110**	**(6,250)**	**1,580**	
Total General Fund		**14,008**	**4,849**	**2,758**	**(6,754)**	**14,861**	

*** Under the Council's Financial Procedure Rule 7.4, the inclusion of a scheme in the capital programme does not constitute authority to incur the expenditure. Such authority is obtained subject to the various conditions and limits as set out in the Constitution.**

The Strategic Asset Purchase Scheme (SAPS) is subject to separate governance procedures as outlined in the Capital Investment Strategy

SAPS - unallocated	Thriving Places	4,000	-	-	-	4,000	
Total SAPS - unallocated		**4,000**	**-**	**-**	**-**	**4,000**	

Revised 2026-36 General Fund capital programme

	Priority	2026/27 Forecast £000	2027/28 Forecast £000	2028/29 Forecast £000	2029/30 Forecast £000	2030/31 Forecast £000	2031/32 Forecast £000	2032/33 Forecast £000	2033/34 Forecast £000	2034/35 Forecast £000	2035/36 Forecast £000	TOTAL 2026-2036 Forecast £000
General Fund												
Approved*												
Disabled Facility Grants	Good Homes for All	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	**15,280**
Car Parks - various	Thriving Places	1,367	-	-	-	-	-	-	-	-	-	**1,367**
IMT Assets	Efficient and Effective	125	64	221	16	46	15	45	191	16	16	**755**
Chesil Multi Storey car park - replacement lifts	Thriving Places	350	-	-	-	-	-	-	-	-	-	**350**
SAPS - Car Park at the Dean, Alresford	Thriving Places	425	-	-	-	-	-	-	-	-	-	**425**
CIL funded HCC projects	Thriving Places	1,306	-	-	-	-	-	-	-	-	-	**1,306**
Wickham Recreation Ground - grant of S106 monies to parish	Healthy Communities	162	-	-	-	-	-	-	-	-	-	**162**
Public conveniences improvements	Thriving Places	260	-	-	-	-	-	-	-	-	-	**260**
Meadowside Leisure centre - new equipment	Healthy Communities	-	-	101	-	-	-	-	-	-	-	**101**
Meadowside Leisure centre - solar PV	Greener Faster	90	-	-	-	-	-	-	-	-	-	**90**
Meadowside Leisure centre - replacement lift and windows, roofing works	Healthy Communities	45	-	-	-	-	-	-	-	-	-	**45**
Open Spaces & Recreational Facilities - various sites	Healthy Communities	193	-	-	-	-	-	-	-	-	-	**193**
River Park Pavilion	Healthy Communities	417	-	-	-	-	-	-	-	-	-	**417**
CIL funded community projects	Thriving Places	1,578	200	-	-	-	-	-	-	-	-	**1,778**
CWR - asset purchases for regeneration	Thriving Places	3,327	-	-	-	-	-	-	-	-	-	**3,327**
Guildhall capital improvements	Thriving Places	500	2,800	-	-	-	-	-	-	-	-	**3,300**
Guildhall capital repairs to clock tower	Efficient and Effective	-	250	-	-	-	-	-	-	-	-	**250**
Cipher House roof replacement	Efficient and Effective	160	-	-	-	-	-	-	-	-	-	**160**
Perimeter footpath at River Park Recreation Ground	Healthy Communities	153	-	-	-	-	-	-	-	-	-	**153**
Special maintenance vehicle replacements	Efficient and Effective	278	-	-	-	-	-	-	-	-	-	**278**
Rural Prosperity Fund - approved projects	Thriving Places	15	-	-	-	-	-	-	-	-	-	**15**
UK Shared Prosperity Fund - approved projects	Thriving Places	64	-	-	-	-	-	-	-	-	-	**64**
Guildhall fire safety improvement works	Efficient and Effective	69	-	-	-	-	-	-	-	-	-	**69**
North Walls - cricket nets & scoreboard (Town)	Healthy Communities	59	-	-	-	-	-	-	-	-	-	**59**
Winchester Sport & Leisure Park	Healthy Communities	760	-	-	-	-	-	-	-	-	-	**760**
Chesil Theatre - Winchester Town Forum CIL grant	Thriving Places	50	-	-	-	-	-	-	-	-	-	**50**
Total Approved*		**13,281**	**4,842**	**1,850**	**1,544**	**1,574**	**1,543**	**1,573**	**1,719**	**1,544**	**1,544**	**31,014**

Revised 2026-36 General Fund capital programme

		2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL
	Priority	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	2026-2036 Forecast
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Subject to Appraisal*												
LEP grant fund applications - TBD	Thriving Places	-	-	-	-	-	-	-	-	-	-	**0**
CWR - CIL funded infrastructure works	Thriving Places	-	1,000	1,750	1,750	-	-	-	-	-	-	**4,500**
Demolition of former leisure centre at River Park	Healthy Communities	-	1,200	-	-	-	-	-	-	-	-	**1,200**
Energy Management Projects	Greener Faster	500	500	500	500	-	-	-	-	-	-	**2,000**
Car Parks	Thriving Places	-	180	180	180	180	180	180	180	180	180	**1,620**
Asset Management Plan	Efficient and Effective	150	150	150	150	150	150	150	165	200	200	**1,615**
CIL funded community projects - unallocated	Thriving Places	-	211	-	-	-	-	-	-	-	-	**211**
North Whiteley Sports Pavilion - grant of S106 monies to parish	Healthy Communities	600	600	-	-	-	-	-	-	-	-	**1,200**
Brooks car park - air handling unit & replacement lighting	Thriving Places	-	1,000	-	-	80	-	-	-	-	-	**1,080**
City Offices - refurbishments inc. new lifts and lighting	Efficient and Effective	-	170	-	-	250	-	-	-	-	-	**420**
Meadowside Leisure centre - replacement lift and windows, roofing works	Healthy Communities	-	-	-	-	-	-	-	-	-	310	**310**
CWR - Bus & Accessibility Improvements	Thriving Places	-	250	-	-	-	-	-	-	-	-	**250**
Open Spaces & Recreational Facilities - various sites	Healthy Communities	50	50	90	-	-	-	-	-	-	-	**190**
Stable Yard Conversion rear of 59 Colebrook St	Good Homes for All	150	-	-	-	-	-	-	-	-	-	**150**
West Wing refurbishment - replacement lift	Efficient and Effective	-	140	-	-	-	-	-	-	-	-	**140**
Special maintenance vehicle replacements - subject to approval	Efficient and Effective	100	-	-	-	-	-	-	-	-	-	**100**
Replacement printers	Efficient and Effective	-	93	-	-	-	-	-	-	-	-	**93**
City Offices annexe - replacement windows	Efficient and Effective	20	-	-	-	-	-	-	-	-	-	**20**
Rural England Prosperity Fund - unallocated	Thriving Places	5	-	-	-	-	-	-	-	-	-	**5**
UK Shared Prosperity Fund - unallocated	Thriving Places	5	-	-	-	-	-	-	-	-	-	**5**
Subject to Appraisal*		**1,580**	**5,544**	**2,670**	**2,580**	**660**	**330**	**330**	**345**	**380**	**690**	**15,109**
Total General Fund		**14,861**	**10,386**	**4,520**	**4,124**	**2,234**	**1,873**	**1,903**	**2,064**	**1,924**	**2,234**	**46,123**

*** Under the Council's Financial Procedure Rule 7.4, the inclusion of a scheme in the capital programme does not constitute authority to incur the expenditure. Such authority is obtained subject to the various conditions and limits as set out in the Constitution.**

The Strategic Asset Purchase Scheme (SAPS) is subject to separate governance procedures as outlined in the Capital Investment Strategy

SAPS - unallocated	Thriving Places	4,000	-	-	-	-	-	-	-	-	-	**4,000**
Total SAPS - unallocated		**4,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**4,000**

Winchester City Council

Scrutiny
Work Programme Suggestion Form

Proposer:	Cllr Malcom Wallace
Title of Item:	**Leisure Contract Performance and Outcomes Review**
Relevant Corporate Head of Service:	Susan Robbins
Relevant Cabinet Member:	Cllr Tod/ Cllr Becker

Please give a brief statement explaining what the issue is and why this item should be considered. Be sure to have a clear purpose and include any background information and evidence that will assist the committee in understanding the need for and timing of this item. Please advise if the matter is 'time-critical' as this will also assist in considering the scheduling of the matter':

The Council has a leisure contract with Everyone Active covering its two leisure centres in the district. Given the importance of these facilities to residents, the Council's Healthy Communities ambitions and the investment made in its leisure assets, this is an appropriate point for Members to take a strategic look at how the contract and facilities are performing.

The proposed review would provide Members with a clearer understanding of contract performance, participation and customer experience, health and community outcomes, financial performance and value for money, investment and wider social value.

A specific element would consider the performance of Winchester Sport & Leisure Park against the assumptions and outcomes set out in the original business case, providing an opportunity to understand how the facility is performing against the expectations established when the investment was approved.

The review would also help establish what performance and financial information can appropriately be reported in the public domain, recognising the commercial sensitivities of the leisure contract.

It is proposed that the work is undertaken through two focused working group sessions, reporting back to Scrutiny. This would then help establish a consistent annual Leisure Contract Performance report to the Housing and Environment Policy Committee, building on the health-focused reporting already planned.
The matter is not time-critical, but undertaking the review during the current municipal year would provide a useful baseline for future annual oversight.

City Offices, Colebrook Street, Winchester, Hampshire SO23 9LJ

What is the impact or effect on residents, how could they be included in the committee's considerations?
The Council's two leisure centres provide important facilities for residents across the district, supporting physical activity, health and wellbeing and providing opportunities for people of different ages and abilities to be active. The review would consider the resident experience through information already available to the Council and Everyone Active, including levels of participation, customer satisfaction, complaints and feedback, accessibility and use by different groups and communities. Members could consider whether this information provides a sufficiently clear picture of residents' experience and whether there are any groups or communities whose experience should be better understood. The purpose would be to ensure that the review considers not only contractual and financial performance, but whether the leisure service is delivering positive outcomes and a good experience for the residents who use it.
What outcomes or changes would you like to see as a direct result of the committee addressing this item?
The key outcome would be an agreed framework for an annual Leisure Contract Performance Report, providing Members with a consistent and transparent overview of how the contract is performing across both leisure centres. The annual report would bring together key information on contract performance, participation and customer experience, health and community outcomes, investment, social value and financial/value for money information that can appropriately be reported in the public domain. The intention would be for this annual report to be considered by the Health and Environment Policy Committee (HEP), providing a regular opportunity for Member oversight, challenge and discussion on the performance and development of the leisure contract.

How does this item link to the council's priorities and corporate objectives?
The Council's leisure centres are key community assets and make an important contribution to the Council's priorities around Healthy Communities, supporting residents to be more active and improving physical and mental wellbeing. The review would also support the Council's wider objectives around value for money, effective management of Council assets and strong partnership working, ensuring that the leisure contract continues to deliver positive outcomes for residents and communities across the district. Establishing regular performance reporting will provide greater transparency and Member oversight of how these important assets and the leisure contract are contributing to the Council's priorities.

Scrutiny Task and Finish Group

Subject: Leisure Contract and Performance

Purpose

To undertake a focused review of the Council's leisure contract with Everyone Active across the district's two leisure centres, through two Member working group sessions.

The work would report back to Scrutiny and help establish a framework for future annual reporting to HEP.

Session 1 – Contract, Centre and Business Case Performance

Focus: Are the contract and our leisure centres performing as expected?

Contract Performance

- Overall performance of the Everyone Active contract.
- Key contractual performance measures.
- Performance and trends across both leisure centres.

Winchester Sport & Leisure Park – Original Business Case

- Performance against the original business case and assumptions.
- Usage and membership against expectations.
- Financial performance against the original assumptions.
- Any significant variances and the reasons for these.

Customer and Participation Performance

- Visits, memberships and participation.
- Customer satisfaction and feedback.
- Performance trends since opening/over the contract period.

Investment and Facilities

- Investment made by the Council and Everyone Active.
- What that investment has delivered.
- Current position and future opportunities across both centres.

Session 2 – Outcomes, Value and Future Oversight

Focus: What is the leisure contract delivering for Winchester and how should Members oversee it in future?

Health and Community Outcomes

- Contribution to Healthy Communities.
- Participation and accessibility.
- Targeted health and wellbeing programmes.
- Community use and wider outcomes.

Financial Performance and Value for Money

- Overall financial performance and value delivered through the contract.
- What financial information can appropriately be shared in the public domain, recognising commercial sensitivities.

Social Value

- Wider community benefits delivered through the partnership.
- Contribution beyond the operation of the two leisure centres.

Future Development

- How the leisure offer is evolving.
- Opportunities to improve participation, customer experience and financial sustainability.

Future Member Oversight

Agree what Members would like to see routinely through an **Annual Leisure Contract Performance Report to HEP**, incorporating the health-focused reporting already planned.

Output

Following the two sessions, the Working Group would report back to Scrutiny with:

- key findings;
- any recommendations arising from the review; and
- a proposed framework for annual Leisure Contract Performance reporting to HEP

27 August 2026

WINCHESTER CITY COUNCIL – THE SCRUTINY COMMITTEE WORK PROGRAMME

	Item	Lead Officer	Date for Scrutiny	Date for Cabinet
Meeting 7 September 2026				
1	Former RPLC Site Disposal Decision	Emma Taylor	7 Sep 2026	9 Sep 2026
2	Housing Revenue Account outturn 2025/26	Liz Keys	7 Sep 2026	9 Sep 2026
3	General Fund outturn 2025/26	Liz Keys	7 Sep 2026	9 Sep 2026
4	Q1 Finance & Performance monitoring	Simon Howson	7 Sep 2026	9 Sep 2026
Meeting 12 November 2026				
5	HRA Business Plan & Budget Options	Liz Keys	12 Nov 2026	18 Nov 2026
6	General Fund Budget Options & Medium Term Financial Strategy	Liz Keys	12 Nov 2026	18 Nov 2026
7	Q2 Finance & Performance monitoring	Simon Howson	12 Nov 2026	18 Nov 2026
Meeting 9 February 2027				
8	Treasury Management Strategy 27-28*	Liz Keys	9 Feb 2027	11 Feb 2027
9	Capital Investment Strategy 27-37*	Liz Keys	9 Feb 2027	11 Feb 2027
10	Housing Revenue Account (HRA) Budget 27/28*	Liz Keys	9 Feb 2027	11 Feb 2027
11	General Fund Budget 27/28*	Liz Keys	9 Feb 2027	11 Feb 2027
Meeting 3 March 2027				
12	Community Safety Partnership Performance Review	Sandra Tuddenham	3 Mar 2027	
13	Q3 Finance & Performance monitoring	Simon Howson	3 Mar 2027	11 Mar 2027

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Forward Plan of Key Decisions

1 September 2026 – 30 November 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.

31 July 2026

	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
Section A	Decisions made by Cabinet & Cabinet committees									
1	General Fund outturn 2025/26	Cabinet Member for Finance and Transformation	Yes	All Wards	Liz Keys	Cabinet report	Cabinet	Sep-26	9-Sep-26	Open
	Housing Revenue Account outturn 2025/26	Cabinet Member for Finance and Transformation	Yes	All Wards	Liz Keys	Cabinet report	Cabinet	Sep-26	9-Sep-26	Open
3	Q1 Finance & Performance monitoring	Cabinet Member for Finance and Transformation	Yes	All Wards	Simon Howson	Cabinet report	Cabinet	Sep-26	9-Sep-26	Open
4	Land transaction (if required)	Cabinet Member for Regeneration	Yes	All Wards	Geoff Coe	Cabinet report	Cabinet	Sep-26	9-Sep-26	Part exempt 3
5	Asset Management Strategy	Cabinet Member for Good Homes	Yes	All Wards	Karen Thorburn	Cabinet Committee report	Cabinet Committee: Housing	Nov-26	3-Nov-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
6	Private Sector Housing Disabled Facilities Grant Policy Amendment	Cabinet Member for Healthy Communities	Yes	All Wards	Charlotte Quinn	Cabinet Comittee report	Cabinet Committee: Housing	Nov-26	3-Nov-26	Open
7	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
8	HRA Business Plan & Budget Options	Cabinet Member for Good Homes	Yes	All Wards	Liz Keys	Cabinet report	Cabinet	Nov-26	18-Nov-26	Open
9	Q2 Finance & Performance monitoring	Cabinet Member for Finance and Transformation	Yes	All Wards	Simon Howson	Cabinet report	Cabinet	Nov-26	18-Nov-26	Open
Section B Decisions made by individual Cabinet Members										
10	Housing Complaints Self-Assessment	Cabinet Member for Good Homes	Yes	All Wards	Sarah Hobbs	Cabinet Member decision report	Cabinet Member for Good Homes Decision	Sep-26	9-Sep-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
							Day			
Section C Decisions made by Officers										
11	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	Sep-26	Sep-26	Open
Section D ***Proposed budget timetable 2027/28*** ***Not classed as key decisions as final decision taken by full Council*										
12	General Fund Budget 27/28*	Cabinet Member for Finance and Transformation	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-27	11-Feb-27 24-Feb-27	Open
13	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
14	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

	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
		n								
15	Treasury Management Strategy 27-28*	Cabinet Member for Finance and Transformation	No	All Wards	Liz Keys	Cabinet report	Cabinet Council	Feb-27	11-Feb-27 24-Feb-27	Open

Winchester City Council

Notification of additions to the September 2026 Forward Plan

On 4 August 2026, the following additional items were notified for inclusion for the September 2026 Forward Plan

	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
Section B Decisions made by individual Cabinet Members										
1	Decant Management Policy	Cabinet Member for Good Homes	Yes	All Wards	Sarah Hobbs	Cabinet Member decision report	Cabinet Member for Good Homes Decision Day	Sep-26	9-Sep-26	Open
2	Major Works & Section 20 Consultations Policy	Cabinet Member for Good Homes	Yes	All Wards	Sarah Hobbs	Cabinet Member decision report	Cabinet Member for Good Homes Decision Day	Sep-26	9-Sep-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
3	Managing Communal Areas Policy	Cabinet Member for Good Homes	Yes	All Wards	Sarah Hobbs	Cabinet Member decision report	Cabinet Member for Good Homes Decision Day	Sep-26	9-Sep-26	Open

Winchester City Council

Notification of addition to the September 2026 Forward Plan

On 11 August 2026, the following additional item was notified for inclusion for the September 2026 Forward Plan (previously included in the August 2026 Forward Plan)

Item(s)	Cabinet Member	Key Decision	Wards Affected	Lead Officer	Documents submitted to decision taker	Decision taker	Date/ period decision to be taken	Open/ private meeting or document If private meeting, include relevant exempt paragraph number
Section A Decisions made by Cabinet & Cabinet committees								
Former RPLC Site Disposal Decision	Cabinet Member for Healthy Commun-ities	Yes	All Wards	Emma Taylor	Cabinet report	Cabinet - 9 Sep 26	Sep-26	Part exempt 3

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