

DECISION TAKER: CLLR LEARNEY - CABINET MEMBER FOR HOUSING AND ASSET MANAGEMENT

TITLE: CENTRAL WINCHESTER REGENERATION UPDATE

12 OCTOBER 2020

Contact Officer: Veryan Lyons Tel No: 01962 848496 Email vlyons@winchester.gov.uk

WARD(S): TOWN WARDS

DECISION:

1. That progress on the CWR development proposals be noted;
2. That the Strategic Director Place be authorised to progress negotiations and to enter into agreements for the short term licence of Coitbury House to Lowe Guardians Limited (LOWE) to bring Coitbury House back into active use;
3. That the Strategic Director Place be authorised to incur capital expenditure of up to £50,000 to include £25,000 works to Coitbury House and a capital contribution of £25,000 to LOWE for fit-out works in order for the building to be fit for purpose for short term occupation; and
4. That the Strategic Director Place be authorised to submit to the city council an application for planning permission for a change of use from office to residential.

REASONS FOR THE DECISION

1. To progress the Central Winchester Regeneration (CWR) project, with the CWR Supplementary Planning Document (SPD) (2018), climate emergency declaration (2019) and council plan (2020 – 2025) as key guides to delivery
2. To bring the Coitbury House building into a meanwhile use whilst the development proposals for the wider scheme are progressed

OTHER OPTIONS CONSIDERED AND REJECTED

Coitbury House

- 1.1 The option to do nothing and the option to carry out a soft strip and de-list

were considered for Coitbury House, as set out in paragraph 9.21 of the report.

- 1.2 Option one was to do nothing and keep the building vacant until long term delivery plans are agreed.
- 1.3 The ongoing costs, seen in appendix A (option one) will continue to be payable throughout this time.
- 1.4 Option three was to attempt to have Coitbury House deleted from the business rating list (thereby removing the business rates liability to the Council) by 'soft-stripping' as a first step towards complete redevelopment.
- 1.5 The savings for this soft-strip option (3) appear comparable to the property guardian option (2). However, there was a significant financial risk that the property would not be delisted by the Valuation Office. This would result in the Council retaining the business rates liability despite investing £50,000 in the soft-strip works.

DECLARATION OF INTEREST

None

DISPENSATION GRANTED BY CHIEF EXECUTIVE:

Not applicable

APPROVED BY:

DATE:

Councillor Kelsie Learney

12 October 2020

**CABINET MEMBER FOR HOUSING AND ASSET MANAGEMENT –
COUNCILLOR KELSIE LEARNEY**