

**CABINET****Wednesday, 8 December 2021**

Attendance:

Councillor Thompson (Chairperson)	– Leader and Cabinet Member for Partnership Working
Councillor Cutler (Vice-Chair)	– Deputy Leader and Cabinet Member for Finance and Service Quality
Councillor Clear	– Cabinet Member for Communities and Wellbeing
Councillor Gordon-Smith	– Cabinet Member for Built Environment
Councillor Learney	– Cabinet Member for Housing and Asset Management
Councillor Tod	– Cabinet Member for Economic Recovery

Others in attendance who addressed the meeting:

Councillors Cook and Horrill

Others in attendance who did not address the meeting:

Councillor Williams

[Full audio recording and video recording](#)

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

With great sadness, the Leader announced the recent death of Councillor Lynda Murphy. On behalf of Cabinet, she paid tribute to all of Councillor Murphy's commitment and hard work over the years as a councillor and Cabinet Member. The meeting stood in one minute's silence in honour of her memory.

On behalf of the Conservative group, Councillor Horrill also expressed her sadness at the announcement and paid tribute to Councillor Murphy.

**2. MEMBERSHIP OF CABINET BODIES ETC.**

There were no changes to Cabinet bodies to be made.

### 3. **DISCLOSURE OF INTERESTS**

Councillor Cutler declared a disclosable pecuniary interest in respect of report CAB3316 and left the room for that item.

Councillor Tod declared a personal (but not prejudicial) interest in respect of reports due to his role as a County Councillor.

### 4. **PUBLIC PARTICIPATION**

Michele Price spoke during public participation regarding report CAB3323 as summarised under the relevant minute below.

Ian Tait spoke during general public participation as summarised briefly below.  
He had welcomed the opportunity to attend the official opening of the new affordable housing scheme at the Valley, Stanmore. He queried whether a larger event to celebrate the new scheme could be arranged? He also drew attention to the loss of community facilities in the Stanmore area.

Councillors Learney, Clear and Tod responded to the comments made.

### 5. **APPROVAL OF STRATEGIC HOUSING & EMPLOYMENT LAND AVAILABILITY ASSESSMENT (SHELAA) FOR PUBLICATION**

(CAB3316 and supplement)

Councillor Cutler declared a disclosable pecuniary interest in respect of this item and left the room during its consideration and took no part in the debate or decision.

Cabinet noted that a supplementary agenda published after the statutory deadline containing a section of the SHELAA that had been initially omitted due to an administrative error and also a note listing settlements against page numbers on the cabinet agenda. The Leader agreed to accept the item onto the agenda to enable consideration of the SHELAA in full.

Councillor Gordon-Smith introduced the report and explained that the SHELAA was a complete list of possible sites submitted by landowners and agents and no sifting had been carried out as to site suitability at this stage.

At the invitation of the Leader, Councillors Cook and Horrill addressed the meeting as summarised briefly below.

#### **Councillor Cook**

As a ward councillor for Colden Common and Twyford, emphasised that the purpose of the SHELAA was largely misunderstood and caused a great deal of concern amongst local residents. Consequentially, effective and timely communication with residents was paramount. Expressed concern that the duty to cooperate with neighbouring authorities could result in increased pressure to provide more homes within the Winchester district.

Councillor Horrill

Expressed concern about the ongoing discussions with the Partnership for South Hampshire (PfSH) and the commitment made to develop joint strategies with them. Queried when residents would be given the opportunity to comment on these discussions. Asked a number of specific questions and points of clarification on the content of the SHELAA.

The Strategic Planning Manager answered the specific queries raised and confirmed that at its meeting on 24 November 2021, the Local Plan Advisory Panel had been updated on the latest position regarding PfSH that was in the public domain.

In response to questions from Cabinet Members, the Strategic Planning Manager confirmed that all city councillors, as well as parish councils would be included in the consultation on the SHELAA.

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

## RESOLVED:

1. That the Strategic Housing and Employment Land Availability Assessment (SHELAA) 2021, attached at Appendix 1 to the report and the Register of 'Green Sites', attached at Appendix 2 to the report, be approved and they are both published as part of the evidence base for the new Local Plan; and

2. That authority be delegated to the Strategic Planning Manager, in consultation with the Cabinet Member for the Built Environment, to make any necessary edits and minor alterations prior to the publication of the SHELAA 2021 and the Green sites register.

6. **UPDATE OF WCC LANDSCAPE CHARACTER ASSESSMENT**  
(CAB3321)

Councillor Gordon-Smith introduced the report and noted that the report had been considered by the Local Plan Advisory Group at its meeting on 24 November 2021.

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

## RESOLVED:

1. That the proposed Landscape Character Assessment Supplementary Planning Document be approved, as set out within Appendix A of the report.

2. That a six-week public consultation commence from 10<sup>th</sup> January 2022 to 21<sup>st</sup> February 2022 on the proposed Landscape Character Assessment Supplementary Planning Document.

3. That following the consultation, a revised and final Landscape Character Assessment Supplementary Planning Document is brought back to the March 2022 Cabinet meeting for adoption.

7. **HOUSING REVENUE ACCOUNT (HRA) ASSET MANAGEMENT STRATEGY (CAB3264)**

Councillor Learney introduced the report which had been considered by the Business and Housing Policy Committee at its meeting on 30 November 2021. Following discussion at that meeting and subsequently with members, it was proposed to make a number of changes to the strategy. These amendments were summarised for those present and are appended to the minutes. In view of the changes, Councillor Learney proposed an amendment to recommendation one to enable minor amendments to the strategy to be made (amendment agreed as set out in resolution one below).

At the invitation of the Leader, David Light (TACT) and Councillor Horrill addressed the meeting as summarised briefly below.

David Light

Generally supported the HRA budget and welcomed work to make council homes more energy efficient. Welcomed the provision of more council homes without impacting on shared recreational areas.

Councillor Horrill

Recognised the need for urgency in order to install the fire doors without delay. However emphasised the detailed discussions and points raised by Business and Housing Policy Committee and that it would have been preferable if adequate time was allowed for the report to be amended prior to consideration at Cabinet. Requested that the amended strategy be circulated to all members prior to being finally agreed.

Councillor Learney responded to comments made and confirmed that she would ensure the amended strategy was circulated to all members as requested.

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

**RESOLVED:**

1. That the updated HRA Asset Management Strategy included as Appendix 1 to the report be adopted, subject to delegated authority being granted to the Corporate Head of Housing, in consultation with the Cabinet Member for Housing and Asset Management, to make minor amendments to add clarification and reflect points made by the Business and Housing Policy Committee.

2. That the proposed criteria for disposals and acquisition of council dwellings be approved, as set out in sections 16, 17 and 18 to the report.

3. That the proposal to fund the provision of fire door sets to leasehold properties in the medium rise flats at Winnall be approved.

8. **CORE FUNDING GRANTS PROGRAMME 2022-2025**  
(CAB3323)

Councillor Clear introduced the report and highlighted the significant value and services provided by the district's voluntary sector, especially during the Covid pandemic. However, due to pressure on the council's finances, a 20% reduction in the overall grant budget was proposed.

Michele Price (the Winchester Beacon) spoke during public participation as summarised briefly below.

Welcomed the inclusion of the Winchester Beacon (formerly the Winchester churches night shelter) as one of the recipients of strategic funding and the proposal for three year funding. Also welcomed the council's homes for all policy and the recognition of the importance of tackling homelessness. Outlined the history and vital work carried out by the organisation.

The Leader thanked Mrs Price for the ongoing work of the Winchester Beacon.

Cabinet Members raised the possibility of other income streams and fund raising opportunities being available to the council in the future and Councillor Clear confirmed that these would be investigated fully.

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

**RESOLVED:**

1. That the council enters into three-year grant agreements period with the recipients of Strategic and Priority Outcome Fund grants for the years 2022/23 – 20/25, subject to approval each year of the council's revenue budget.

2. That the principles, criteria, funding priorities and outcomes for future grant allocations be approved, as shown in appendix 1 of the report.

3. That the approach to accommodate a 20% budget reduction and the allocation of budget between the Strategic and Priority Outcomes Funds for the financial year 2022/23 be noted.

4. That the processes and timescale set out in the report for the next funding round be approved.

5. That authority be delegated to the Corporate Head of Economy and Community to agree the funding criteria, detailed outcomes, application processes and assessments, in consultation with the Cabinet Member for Communities and Wellbeing.

6. That authority be delegated to the Corporate Head of Economy and Community to agree the allocation of grants, in consultation with the Cabinet Member for Communities and Wellbeing, and release the grant payments (in instalments where appropriate) based on performance data provided during the financial years.

7. That authority be delegated to the Service Lead Legal to enter into the grant funding agreements allocated in accordance with the council's funding criteria.

9. **APPROVING THE JOINT MUNICIPAL WASTE MANAGEMENT STRATEGY**  
(CAB3328)

The Leader announced that the item had been due to be considered at the Health and Environment Policy Committee the previous evening, but that meeting had been postponed. Consequently, it was agreed that this report be deferred to a future meeting of Cabinet to enable it to be considered by the rearranged Policy Committee prior.

RESOLVED:

That the report be deferred.

10. **Q2 FINANCE AND PERFORMANCE MONITORING**  
(CAB3320)

Councillor Cutler introduced the report and emphasised that the subject had been scrutinised thoroughly by both the Performance Panel (minutes included as Appendix 6 to the report) and the Scrutiny Committee on 15 November 2021.

At the invitation of the Chairperson, Councillor Horrill addressed the meeting as summarised briefly below.

Councillor Horrill

Drew attention to the ongoing scrutiny undertaken by the Performance Panel.

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

RESOLVED:

That the progress achieved during Q2 of 2021/22 be noted and the contents of the report be endorsed.

11. **FUTURE ITEMS FOR CONSIDERATION**

RESOLVED:

That the list of future items, as set out in the Forward Plan for January 2022, be noted.

The meeting commenced at 9.30 am and concluded at 10.50 am

Chairperson

## **CAB3264 HRA Asset Management Strategy update from Business and Housing Policy Cttee – 30.11.21**

BHP 0021 - HRA Asset Management Strategy

Further to the debate at Business and Housing Policy Committee – 30 November 2021 Appendix 1 the Draft HRA Asset Management Strategy has been amended to reflect points raised.

Page 2 – Purpose of an overall asset management strategy

- Wording amended to include **be compliant with regulation**

Page 4 – Outcomes and Challenges – reference made to

- Addressing the impact of climate change on existing stock – such as localised flooding
- Providing communal open space that promotes a sense of community as part of developments and estate improvement programmes

Page 6 – Outcome 1 – Increase the supply of new homes

- Include the Housing Development Strategy's reference to designing new homes to create a sense of place and creating community space in reference to the National Design Guide

Page 8 – Outcome 3 – A Housing Stock that meets current and future housing needs

- inclusion of review of standards and provision of bathrooms in homes designated for older people

Page 10 – Outcome 4 – Decent homes

- clarification of the role of the Estates Improvement Programme plays in improving open space to provide a sense of community and inclusion of a review of voids standards for all accommodation.

Page 13 – Monitoring and Review – set out the role of Members

It's proposed that following outcome of Cabinet that a stand-alone page on Disposal and Acquisitions will be added.

### **Update on Cabinet paper CAB3264**

- Section 16.2 – Leaseholder Fire doors
  - Make reference to one of the benefits to the leaseholders of a modernised lease being improved saleability
- Section 16.4 – Disposals and Acquisitions
  - Section 16.6 – proposed revised wording – from 'Whilst any future disposals are likely to only be recommended in exceptional circumstances' to 'It's expected that disposals will only be in exceptional circumstances and following consideration of redevelopment, remodelling and conversion.'
- Section 18 – Disposal Criteria



- 18.1 a) – set out a further explanation of NPV `i.e. cost of the home can't be covered by rent charged'
- 18.1 b) – mirror acquisitions wording - `The asset is considered unsuitable for social housing either in its current form or with investment in remodelling to fit the future needs of residents and therefore the organisation
- 18.1b) – set out an example – e.g. room sizes are smaller than standard