

REPORT TITLE: CENTRAL WINCHESTER REGENERATION UPDATE AND THE ESTABLISHMENT OF ADVISORY PANELS

25 SEPTEMBER 2018

REPORT OF PORTFOLIO HOLDER: Cllr Caroline Horrill

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WARD(S): TOWN WARDS

PURPOSE

The purpose of this report is to update members on the Central Winchester Regeneration (CWR) project.

RECOMMENDATIONS:

1. That Cabinet (CWR) Committee approves the Terms of Reference and membership for the advisory panels as outlined in this report.

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

The Central Winchester Regeneration area has potential to contribute to the Council Strategy objectives by enhancing the environment of the area, improving the local economy and providing important community benefits.

- 1.2 Progress made to date aims to support activity in the area in the short to medium term while the long term delivery strategy is agreed and implemented.

### 2 FINANCIAL IMPLICATIONS

- 2.1 The current revenue budget is £335,000 of which £268,794 has been spent to date.

- 2.2 There is therefore scope to commission further technical work within the existing budget but it will be necessary to seek further budget as this area of work progresses.

Request for budget will be included in the report for Committee in November. Work streams for additional funding could include;

- a) Commissioning long term strategic advisor. Further details on this approach are presented in report CAB3080 to be considered by this Committee
- b) Budget to procure an architect for the refurbishment of Coitbury House
- c) Budget for meanwhile uses
- d) Budget for improvements to the public realm in lower High Street and Broadway
- e) Budget for short term improvements around the CWR area

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None at this stage although there will be procurement implications when commissioning the strategic advisor.

- 3.2 As the project progresses, it is likely that there will be further legal and procurement implications, for delivery of meanwhile uses and the refurbishment of Coitbury House as examples, and these will be brought to Committee as they arise.

### 4 WORKFORCE IMPLICATIONS

- 4.1 The Advisory Groups proposed in this report can be supported by the existing project team.

## 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None at this stage but property and asset implications will be considered through the work of the Advisory Groups.
- 5.2 Areas that need to be considered at this stage are works to Coitbury House, short term lettings and meanwhile uses.

## 6 CONSULTATION AND COMMUNICATION

- 6.1 The Portfolio Holder supports the proposal to introduce Advisory Groups. There have been Central Winchester Regeneration informal working groups on the 19 July and 13 August where members were updated on progress to date.

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None at this stage.

## 8 EQUALITY IMPACT ASSESSEMENT

- 8.1 None.

## 9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 None required.

## 10 RISK MANAGEMENT

- 10.1 Risks at this stage of the project are outlined below.

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
Failure to agree and implement a delivery strategy could lead to fragmented design and conflicting uses across the site.	Develop a delivery strategy to deliver the vision established in the SPD.	Opportunity to further develop the Winchesterness concept and continue stakeholder and public engagement.
If Coitbury House is not refurbished and re-let, the building could fall in to disrepair and the Council will continue to fund upkeep.	Agreement on architect and designs to bring the building into use.	The refurbishment will send a message that things are happening in the CWR area and contribute to economic activity in the city.
Funding required to carry out the works is not recovered through rental income.	Market the property to potential tenants at an early stage in the refurbishment process to	

	secure a tenant.	
Failure to implement a meanwhile use strategy would see vacant space and empty units remain inactive and unattractive and continue to cost the Council regarding maintenance.	Agree short term lettings on flexible arrangements and find a meanwhile use to bring activity to vacant space – initially at the bus station.	Allowing flexible lettings and uses across the site sends a message the things are happening and provides the opportunity to try new things in the city centre. Could provide affordable space for start ups and creative activities.
Not carrying out improvement works to lower High Street and Broadway leaves the Council open to criticism that nothing is being done to enhance the image of Winchester.	Carry out the works as discussed.	
Funds may not be available to support the works.	Research options for funding such as CIL and LEP.	Opportunity to contact partners regarding funding and get the word out that work is starting in the city.
Failure to hold an archaeology event as promised by the Leader will result in reputational damage.	Arrange the event as planned and ensure sufficient prior engagement.	An opportunity to engage with those expressing concern around the approach of “preserve in situ” identified in the SPD (as dictated by NPPF).

## 11 SUPPORTING INFORMATION:

### Background

- 11.1 The Central Winchester Regeneration Supplementary Planning Document was adopted on 20 June 2018.
- 11.2 At the subsequent meeting of Cabinet (Central Winchester Regeneration) Committee on the 10 July, Members approved the initial outlined work streams and stressed how important it was to make progress.

Agreed work streams are:

A	<ul style="list-style-type: none"> <li>• Develop a strategy to deliver the vision and aspirations outlined in the SPD</li> </ul>
B	<ul style="list-style-type: none"> <li>• Establish the advisory panels as agreed at Committee in July</li> </ul>
C	<ul style="list-style-type: none"> <li>• Action the refurbishment and re-letting of Coitbury House</li> </ul>
D	<ul style="list-style-type: none"> <li>• Implement a meanwhile use strategy for the vacant space in the bus station</li> </ul>
E	<ul style="list-style-type: none"> <li>• Drive to let vacant property on a short term basis within the CWR area</li> </ul>
F	<ul style="list-style-type: none"> <li>• Deliver the repaving of lower High Street and re-visit plans for Broadway</li> </ul>
G	<ul style="list-style-type: none"> <li>• Identify and deliver short term improvements to the public realm in the CWR area</li> </ul>
H	<ul style="list-style-type: none"> <li>• Agree and deliver the archaeology event</li> </ul>

11.3 The project team, together with the Head of Programme and the Strategic Director of Place have:

- a) Confirmed the initial work streams, drafted timelines for those work streams and established the advisory panels for the refurbishment of Coitbury House, meanwhile uses and public realm improvements, initially concentrating on lower High Street and Broadway
- b) Drafted a plan for ongoing dialogue around the approach to archaeology within the site
- c) Drafted an outline delivery strategy for the Central Winchester Regeneration area, including short term and meanwhile uses

11.4 This report details the progress made to date in these areas.

11.5 Work stream A: Develop a strategy to deliver the vision and aspirations outlined in the SPD

11.6 An outline delivery strategy has been drafted and considered in another item on this agenda

- 11.7 Work stream B: Establishment of advisory panels
- 11.8 The first advisory panels have been established with terms of reference and memberships.
- 11.9 The advisory panels are setup to consider and provide comment to aid decisions. Decision making powers remain with the Cabinet (CWR) Committee or with the delegated authority holder.
- 11.10 The project team is working on the brief for each panel and this will be shared with the panel when they first meet. The Terms of Reference and membership for the three panels; Coitbury House, Meanwhile Uses and the Lower High Street / Broadway Panel are attached at appendix A.
- 11.11 Committee members have seen the draft Terms of Reference and proposed membership previously and their comments have been noted. It is recommended that Committee approves the Terms of Reference and memberships of the panels to enable work to progress. The Head of Programme, together with the Strategic Director of Place and the Portfolio Holder for CWR have developed the governance process so that decisions can be made promptly and by the appropriate decision maker.
- 11.12 Where delegated authority exists, the appropriate officer will make a decision, following comments received from the relevant advisory panel members and Portfolio Holder. Where delegated authority does not exist, decisions will come forward to Committee.
- 11.13 Work stream C: Action the refurbishment and re-letting of Coitbury House
- 11.14 At its meeting on 19 October 2017, the Cabinet (CWR) Committee authorised the Assistant Director (Estates & Regeneration) to produce a feasibility study for the refurbishment and extension of Coitbury House. £25,000 has been spent on engaging Architects, Mechanical & Electrical Engineers, Cost Consultants and Structural Engineers to consider the feasibility of the improvements and whether it was cost effective to undertake the works necessary to let the building.
- 11.15 The Architects produced a review which identified a number of ways in which the building could be extended to make better use of the roof space. Three possible options for using the roof to provide more accommodation were produced but it was decided that these options should be revisited taking the contents of the recently adopted SPD into consideration, to ensure the design adheres to the vision for the area. The options considered and rejected are listed below:
- A dormer roof extension
  - A duo pitch roof extension
  - A flat roof extension

- 11.16 The project team has established the advisory panel and together with the estates team has produced a draft brief for the refurbishment project together with an initial time line outlining the next steps.
- 11.17 This includes procurement of an architect and development of and agreement on designs and budget. The construction programme will follow once this step is underway. The proposals will be shared with the advisory panel at their first meeting on the 17 October 2018. These proposals, with comments; will then come to Committee for approval in November.
- 11.18 Work stream D: Implement a meanwhile use strategy for the vacant space in the bus station
- 11.19 The project team has established the advisory panel and are carrying out research into options for pop up uses at the bus station. The options will show different potential styles and uses and will outline the costs and management structure. Resource is a key consideration as a pop up destination will require funding and management. WCC would be required to initially fund such a project and there may or may not be a return on that investment.
- 11.20 Any destination will need management, both for set up and with ongoing lettings, maintenance, cleaning, promotion etc. Officers will look to any provider to offer a management contract to carry out this function.
- 11.21 Three options will be presented to the advisory panel on 16 October for their consideration and comment. These options, together with comments, will then come to Committee in November for discussion and a decision on how to proceed. Once a decision is made, the project team will develop a detailed plan and timeline and implement.
- 11.22 Work stream E: Drive to let vacant property on a short term basis within the CWR area.
- 11.23 The estates team are continuing work to let vacant space in the CWR area.
- a) Former antiques market update  

The lease agreement has been signed and the new tenant is now in occupation. The fit out has been completed and decorating is due to begin shortly. An opening event is scheduled to take place after this.
  - b) Gin distillery  

The lease agreement has been signed and the new tenant is now in occupation. The fit out has been completed and the gin distillery is due to open on 1 October 2018.
  - c) Old Post Office

Conversations are currently taking place with potential tenants for the Old Post Office building. The Meanwhile Uses Advisory Panel will have an opportunity to comment on the potential tenant(s) and their comments will be taken into consideration by the officer with delegated authority before an agreement with the tenant is reached.

- 11.24 Work stream F: Deliver the repaving of lower High Street and re-visit plans for Broadway
- 11.25 The project team has established the advisory panel and one of the first tasks is to revisit existing plans from earlier discussions around improvements to the lower High Street and Broadway.
- 11.26 Existing plans include removing the tarmac and repaving the lower High Street and the pedestrian part of Middle Brook Street with the same surfaces as the rest of the High Street.
- 11.27 Plans for the Broadway include widening of the pavements, removing the parking around King Alfred's statue and landscaping the area to improve the area in the short term while longer term plans are developed.
- 11.28 These plans were taken to Committee in July for information. Whilst an evaluation of how the area functions in terms of bus and coach traffic, there will be little scope to remove or reduce such vehicles in the Broadway in the shorter term. However it may be possible to develop options which would improve how the area operates in relation to vehicle movements which will also provide opportunities for environmental enhancements.
- 11.29 The advisory panel has a meeting scheduled for 9 October 2018 and these plans will be discussed then. The project team are liaising with colleagues both at WCC and HCC to produce a draft timeline and this will be shared with the panel as the project progresses. Much will depend on whether the existing plans are implemented and how the schemes are funded.
- 11.30 Options for funding are being explored, in the first instance, for the improvements to the lower High Street. Initial estimates for the existing scheme are in the region of £500,000. This is for the capital works.
- 11.31 In addition to the capital funding to carry out the works, HCC will be looking to WCC for funding to cover ongoing maintenance. Further details will be brought to Committee in November.
- 11.32 Work stream G: Identify and deliver short term improvements to the public realm in the CWR area
- 11.33 The Informal Policy Group (precursor to the Cabinet (CWR) Committee) in February of this year conducted a walk about in the CWR site with a view to suggesting short term improvements to the area.

Minutes from this walk about can be seen at appendix B.

- 11.34 There have been ongoing discussions about how to plan, fund and action some of the suggestions and some work has been carried out;
- a) Mural in the bus station – designed by an art student at the University of Southampton and installed in August
  - b) Posters outside the buildings at Kings Walk – designs have been agreed in line with the current major projects branding and the posters are being produced. The tenants in situ have been consulted and are happy for this to go ahead. Installation is anticipated to be mid September
- 11.35 It has been agreed by the Committee that the advisory panel looking at public realm should revisit this subject and make further suggestions to Cabinet (CWR) Committee for a decision.
- 11.36 The portfolio holder has requested that the lower High Street and Broadway improvements are a priority and that the short term improvements should be considered in due course.
- 11.37 The advisory panel for public realm is meeting on 9 October when timing can be discussed before commenting back to Committee in November.
- 11.38 Work stream H: Agree and deliver the archaeology event.
- 11.39 As discussed at the last Committee meeting and as a result of the Leader's promise to continue the discussion around the approach to archaeology, the project team has been liaising with Professor Martin Biddle and the members of the archaeology panel with regard to an event in the winter.
- 11.40 The event is likely to be a full day's event with a mix of informal private sessions with members, seminars with those who commented on archaeology in the SPD consultation and an open session with members of the public with an interest.

To ensure the maximum participants, this event is likely to be held in December. Details will be circulated to members of the Cabinet (CWR) Committee once finalised.

## 12 OTHER OPTIONS CONSIDERED AND REJECTED

The Council does not have to undertake short term works but this would not inject activity and vitality into the area so is not recommended.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

CAB2969 (CWR) – 17 October 2017 Central Winchester Regeneration Area Short Term 'Meanwhile' Measures and Uses

CAB2995 (CWR) – 6 December 2017 Draft Supplementary Planning Document

CAB3034 (CWR) – 20 June 2018 Adoption of Supplementary Planning Document

CAB3061 (CWR) – 10 July 2018 Central Winchester Regeneration update

Other Background Documents:-

None.

APPENDICES:

Appendix A – Advisory Panels Terms of Reference and Memberships

Appendix B – Minutes from IPG walk about February 2018