



CENTRAL WINCHESTER REGENERATION

CABINET COMMITTEE: REGENERATION

16/03/26



Winchester
City Council

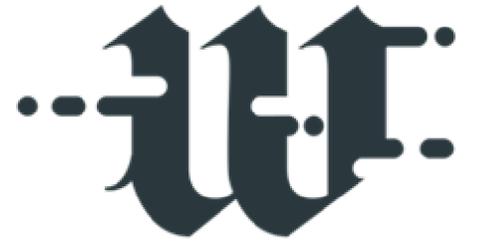


THE CENTRAL
WINCHESTER
REGENERATION
OPPORTUNITY

OVERVIEW

- UPDATE
- POTENTIAL LAND ACQUISITION
- COMMUNITY INFRASTRUCTURE LEVY
- BUS MOVEMENT
- JIGSAW ENGAGEMENT AND UPDATE

UPDATE



Consortium update: Genr8 Kajima Regeneration Limited (GKRL) has exited the Jigsaw consortium and been replaced with another Places for People company. Igloo PfP now assumes 100% responsibility for the finance and delivery of the CWR scheme.

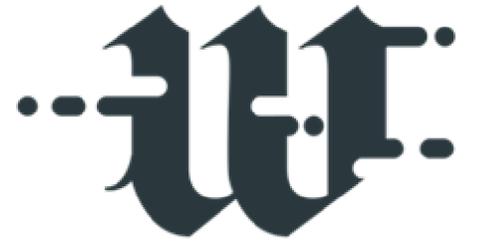
Viability challenges persist due to high build costs and market conditions, but importantly Jigsaw continue to progress the scheme design.

Full Business Case: due in mid-2026, the FBC will confirm viability and affordability of CWR scheme alongside a Cabinet paper seeking approval to progress the scheme which will also include:

- Potential Land Acquisition
- CIL
- Affordable housing provision

Under the Development Agreement Jigsaw have to submit their planning application before March 2027.

LAND ACQUISITION



Part of the M&S car park is required to implement the bus solution, discussions have proved positive with M&S to date.

CIL

- £4.5m previously ringfenced under CAB3484
- Detailed application submitted 30 Jan 2026
- Allocated subject to CAB3547
- Supports public realm, green/blue infrastructure and active travel

BUS MOVEMENT



Jigsaw, WCC and HCC have been working together to determine how the bus network could be maintained (interim) once the bus station closes.

Discussions continue with HCC about bus infrastructure across the city more widely to improve bus services to customers.



Update from Jigsaw

**CENTRAL WINCHESTER
REGENERATION**

**Cabinet Committee Regeneration
March 2026**

Engagement

Our recent engagement events were well attended and well received:

- **31** attended online Members Briefing (25 February)
- **18** key stakeholders attended dedicated preview briefing session at The Guildhall – including WinACC, City of Winchester Trust, Hampshire Cultural Trust, Winchester BID and Kings Walk tenants (26 February)
- **112** people attended public engagement event at The Guildhall (10am–2pm, 27 February)
- **83** people attended public engagement event at The Nutshell (4pm – 7pm, 2 March)
- Media coverage in Hampshire Chronicle
- Project website updated with latest information



Engagement

Display boards included street plans and artists impressions:



Engagement

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Engagement

Display boards included street plans and artists impressions:



Engagement

Bus movement: Phase A
2027 to 2030 – Routes remain as current



Bus movement: Phase B
2030 onwards – Revised Westbound services route



Engagement

Bus movement: Longer-term vision



Headline Outcomes

All feedback will be shared with our design team. Conversations and feedback from stakeholders and the public gives us areas to consider, including:

- design – in particular, Woolstaplers Square and use of arches
- heights – dominance of buildings, impact on skyline
- materials – use of brick, for and against
- water play – cost to maintain
- public spaces – the extent to which these are green
- buses – holistic approach
- flooding – to be adequately addressed

Headline Outcomes

Overall feedback was positive:

"It's great to see something finally happening"

"There is a great deal to admire in the images we are being shown"

"The most visually pleasing concepts I have seen so far in my 30 years of seeing this scheme develop"

"Supportive of the plan overall, particularly the emphasis on housing and better public spaces"

"Very much liking the vision and detail available so far"

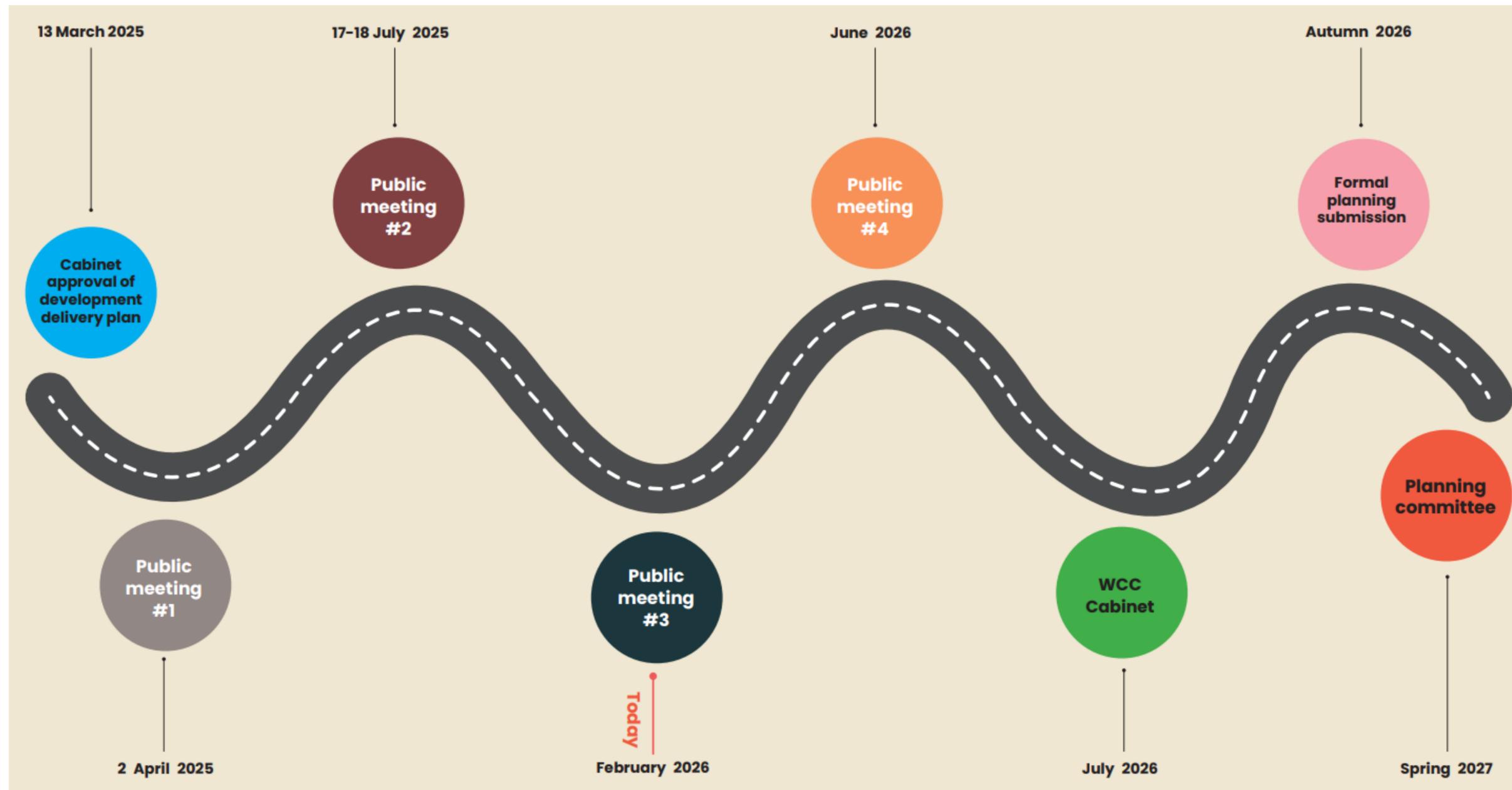
"Love the mix of style, colour, materials and massing"

"I think this will inspire people to come down to this area of the city"

"The scheme looks very fresh and vibrant"

"At last, after so many years, an absolutely splendid redevelopment which will transform Winchester. Congratulations to the whole team"

Timeline



- Plus, district-wide engagement roadshow (Kings Worthy, Colden Common and Alresford)

FORMER RIVER PARK LEISURE CENTRE

Cabinet Committee: Regeneration
March 2026



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OVERVIEW

- Update
- Expressions of Interest
- Drop in event
- Inviting formal bids
- Timeline



FORMER RPLC UPDATE

- Cabinet agreed to market site July 2025
- Expressions of Interest invited Sept 2025
- Drop in event held January 2026
- Formal bids invited February 2026
- Deadline for formal bids 2 April 2026

EXPRESSIONS OF INTEREST

12 Expressions of Interest received reflecting a wide range of options

Education facility
(primary years)

Health & Wellness
Club - gym

Padel/Pickleball
centre - with
potential lido and
indoor football

Padel/racquets -
with coffee shop,
soft-play and public
exhibition space

Padel/Pickleball

Health Club -
racquets/gym/
leisure

Indoor football
and padel

Music/
performance
space, with
sports offer

Church with
multi-function
community space

Community
Sports Hub

Outdoor lido and
Fitness facility
with restaurant

Care home

DROP IN EVENT – 27 January 2026

259 people visited the event in person
757 comments received (including online)

The following **main themes** emerged from the public comments:

- Overwhelming support for a lido among respondents
- Appetite for a multi-use community hub (lido, café & soft play)
- Strong rejection of some uses (care home, church, school)
- Importance of 1902 Indenture (site to remain as recreational use)
- Desire for youth-focused spaces that are currently lacking
- Concerns about the existing building (unsafe, eyesore)
- Environmental and site constraints (flood risk, riparian environment)
- Requests for transparency and genuine consultation (public vote)

A summary of public comments will be shared to potential bidders via the marketing agent

INVITING FORMAL BIDS

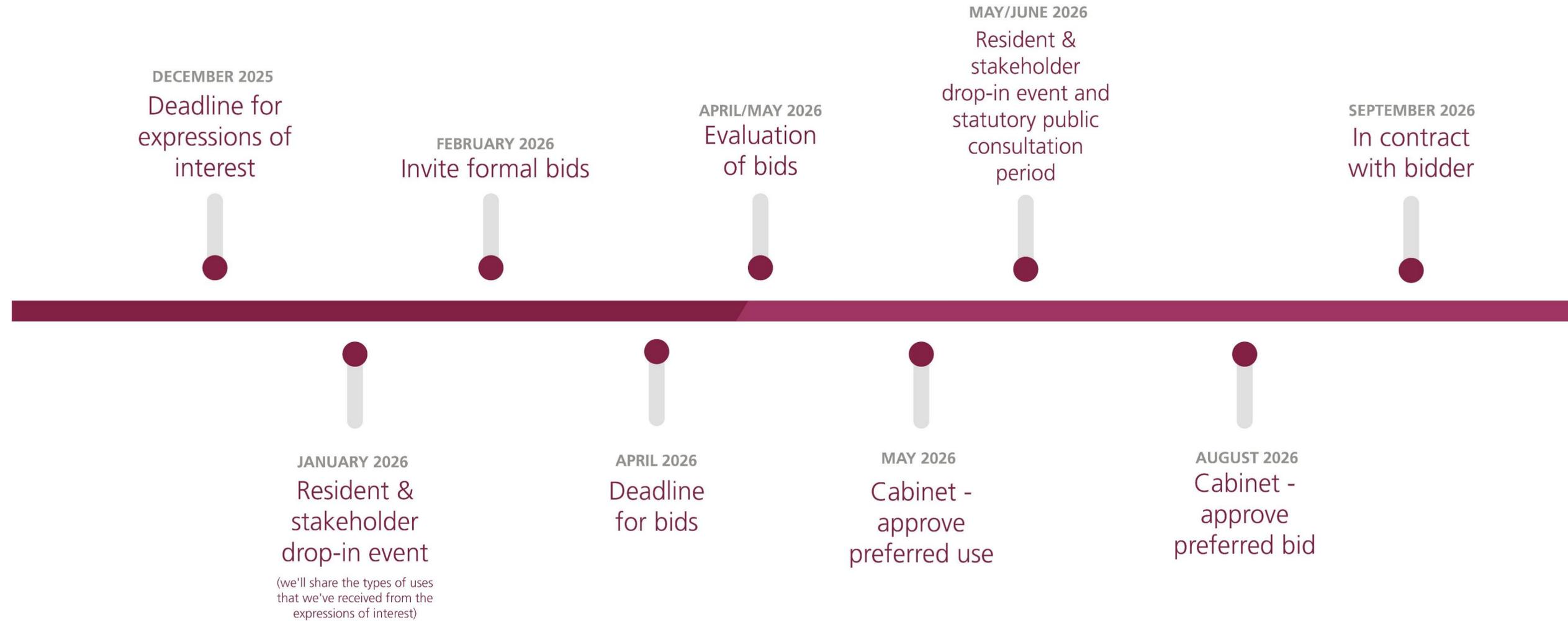
Formal bids are now being invited via Lambert Smith and Hampton (LSH) – opened 5 February and closes 3 April 2026

Assessment criteria

Deliverability comprising the following:

- Economic, social and environmental benefits
- Programme and deliverability
- Experience and track record
- Planning policy compliance
- Price

TIMELINE



BAR END DEPOT

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March 2026



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BAR END DEPOT UPDATE

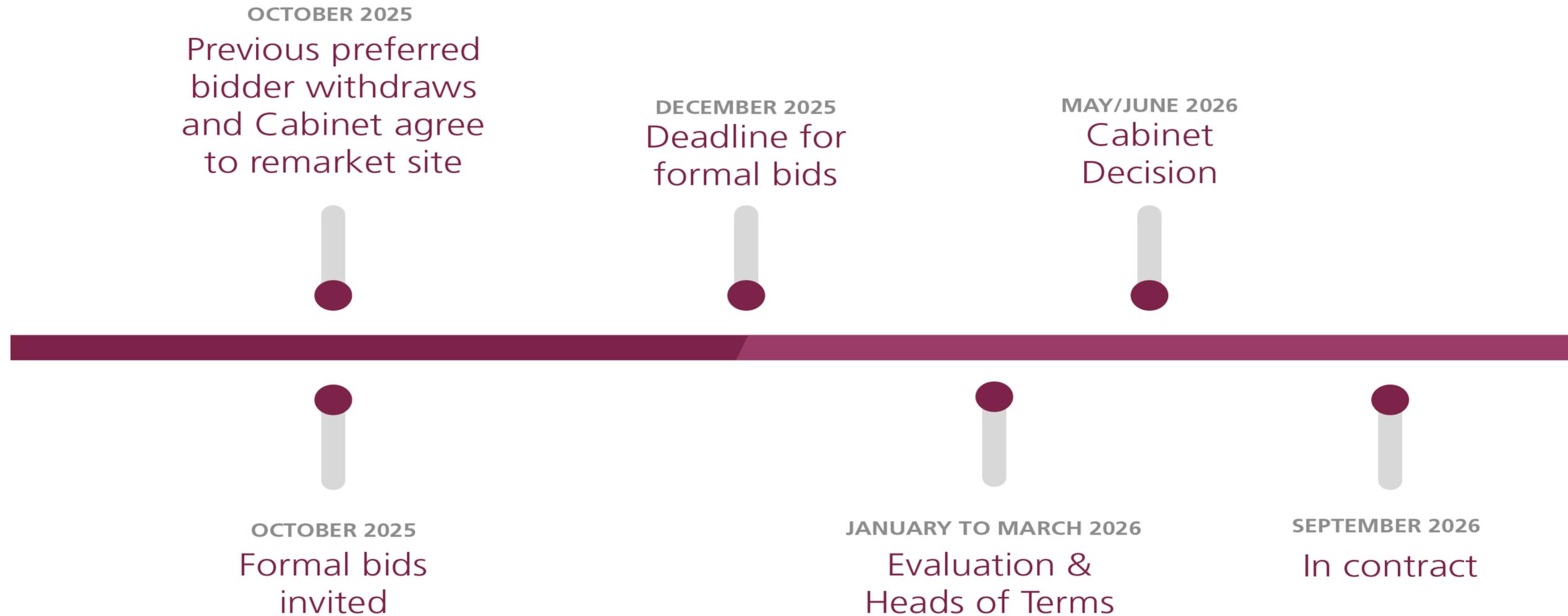
Previous preferred bidder withdraws and Cabinet agreed to remarket site October 2025

Formal Bids invited October 2025

Deadline for formal bids December 2025 – 12 bids received reflecting the following uses:

- Foodstore
- Convenience store
- Care facility
- Housing

TIMELINE



END SLIDE

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March 2026

