



FOI REF:	16314
RESPONSE SENT:	19/11/2025

Request

Freedom of information request regarding the disposal of a freehold property owned by Winchester City Council at Barnes House, 94 St Cross Road, Winchester, SO23 9QU (title number HP373337 and ownership reference 00448/21/HOUS).

I request a full explanation of -

- Disclosure of sales and decision-making process
- Council meeting minutes and decision documents
- Consideration of alternative disposal methods
- Valuation evidence
- Evidence of advertisement
- Legal advice received
- consideration for the Housing strategy 2023-28 and the Local Plan
- details of any Secretary of State consent sought or obtained

Response

1. Barnes House is an asset held within the HRA, Housing Revenue Account. Housing stopped using it and reviewed the possibility of refurbishing it as it was no longer fit for the purpose Housing used to use it for. Due to the age and nature of the building and the significant increase in build costs it was ultimately recommended by the HRA Disposals Project Board to dispose due to refurbishment being unviable.
2. The decision to dispose of the property was taken by Cabinet (CAB3445) in February 2024. [CAB3445 Housing Revenue Account Budget 2024-25.pdf](#)
3. A local commercial property agent was appointed to openly market the property. This gives the opportunity to expose the property to a wide audience. Auction was the only other option but due to the nature of the asset, it was not considered to be the best method to use.
4. Due to the condition of the building, it was clear that any purchaser would need to spend a considerable amount of money on it depending on their chosen use. Therefore, no formal valuation was carried out prior to sale as the open marketing process would determine the value.
5. Due to the property's location on the corner of St Cross Road and Barnes Close the most useful marketing tool was the siting of an agents marketing board which would be clearly seen from both Barnes Close and St Cross Road. The agent produced marketing details in PDF form which were circulated to all their applicants and uploaded onto their website together with Zoopla, Boxpod, Novaloca and Prime Location.



6. No legal advice was required or sought prior to the marketing of the property.
7. See Cabinet decision referred to above
8. No consent was sought or obtained from the Secretary of State as it is not required.

