



FOI REF:	16200
RESPONSE SENT:	13/11/2025

Request

I am writing to make a request for information under the Freedom of Information Act 2000.

Please provide the following information:

Section 1: Empty Business Rates Relief

1. A list of all properties that are currently in receipt of or have received empty business rates relief in the past six months.

For each property, please include:

- The address of the property (this can be removed if a security concern)
- The type or classification of property (e.g., retail, office, industrial, etc.)
- The name of the owner
- The date the relief started and ended (if applicable)

Section 2: Double Council Tax Charges for Empty Properties

1. A list of all companies or individuals that have been charged a council tax premium (i.e., double council tax or an increased charge) due to the property being empty in the past 12 months.

For each case, please include:

- The name of the liable party
- The postcode of the property
- The date the premium was applied

Section 3: Property Guardian Companies & Vacant Property Management

1. Selection Process: What is the process and criteria used by your organisation to select Site security or property guardian companies for managing vacant properties?
2. Current Providers: Which security companies are currently contracted or engaged by your organisation to protect your vacant property?
3. Tendering Schedule: When is the next tendering or procurement process scheduled for property guardian or other vacant property security services?
4. Decision Makers:
 - a) Who is responsible for selecting property guardian companies (please provide role/department name and email address)?
 - b) Who oversees the management and security of vacant properties (role/department name and email address)?

Section 4: Vacant or Empty Sites (All Property Types)

1. Current and Predicted Vacant Sites:
 - How many vacant or empty sites does your organisation currently own or manage?
 - How many sites are predicted to remain vacant or empty for one month or longer?
 - How many operational sites are scheduled to closed in the next year, what are their addresses and to which team will they be given to manage?

2. Costs Associated with Vacant Sites:

Please provide annual spend on the management of vacant/empty sites, including:

- Business rates
- Utilities (electricity, water, gas)
- Security (CCTV, patrols, fencing, etc.)
- Maintenance and repairs
- Any other associated costs

3. Policy on Vacant Properties:

Please provide a copy of your organisation's policy or guidelines regarding the management, use, or disposal of vacant/void properties.

Section 5: Regeneration

1. The name, job title, and contact details (email and/or phone number) of the director or lead officer responsible for:
 - Regeneration
 - Property
 - Housing
2. A list of housing estates or properties within your organisation that are planned for regeneration or redevelopment within the next ten years.

For each estate or property, please include:

- The name and location of the estate or property
- The estimated timeline for regeneration or redevelopment
- The current stage of planning or consultation (e.g., pre-consultation, planning application submitted, etc.)



Response

Section 1: Empty Business Rates Relief

This information is published on our website:

[Non-Domestic Rates Datasets - Winchester City Council](#)

Section 2: Double Council Tax Charges for Empty Properties

A list of properties which have a premium on is attached as requested. However, details of owners and the addresses of empty properties owned by individuals is personal data that should not be disclosed because it is exempt under s40(2) of the Freedom of Information Act. The properties contained in this list are owned by non-individuals only (i.e. companies etc).

Section 3: Property Guardian Companies & Vacant Property Management.

1. It is on a case-by-case basis. It depends on the property and the type and duration of security it is felt is required.
2. ADP, Code 9 Security
3. There is no tendering schedule, it's all done on a case-by-case basis, when we have a vacant property, we decide the most appropriate course of action.
4.
 - 4.a We have only once used a Guardian company and this was a collective decision, no one person makes this decision.
 - 4.b Each asset manager in the Estates team is responsible for their own portion of the portfolio, and this includes the management of vacant properties within their portion of the portfolio.

Section 4.1: Vacant or Empty Sites (All Property Types)

There are 24 vacant properties.

There are 19 vacant properties that are likely to remain vacant for one month or longer.
5 are currently under offer.

No operational sites are scheduled to close in the next year.

Section 4.2 Costs associated with vacant sites.

These costs will change year on year according to vacant properties. Most of these costs are associated with the former River Park Leisure Centre and Bar End Depot both of which are planned for regeneration or development.

- Business rates: £202,871
- Utilities (electricity, water, gas): £47,763
- Security (CCTV, patrols, fencing, etc.) £30,168
- Maintenance and repairs: £25,635
- Any other associated costs: £9,434

Section 4.3 Policy on Vacant Properties.

We don't have a policy or guidelines. Each situation is assessed on a case-by-case basis.

Section 5.1: Regeneration.

- Director of Regeneration: Ken Baikie kbaikie@winchester.gov.uk
- Corporate Head of Asset Management: Geoff Coe gcoe@winchester.gov.uk
- Corporate Head of Housing: Gillian Knight gknight@winchester.gov.uk

Section 5.2: Properties planned for regeneration or development.

- Bar End Depot, Winchester being marketed at present by appointed agents offers will be subject to planning and therefore development is unlikely to take place before 2028.
- River Park Leisure Centre Site, Winchester. Agents have just been instructed; they will commence marketing by the end of November. Offers will be subject to planning and public consultation development unlikely to take place before 2028.
- Central Winchester Regeneration. Development partner appointed and they are working up their ideas. Site is also subject to planning.

