

FOI REF:	16597
RESPONSE SENT:	10.02.26

Request

Could you please provide me with the business case for each of the Commercial property (non housing) investments that the council has.

A Business case is structured information that outlines the justification for the purchase of each Investment Property. It will show details relating to the benefits, costs and potential risks. This information is crucial as it helps decision makers evaluate whether to proceed with the purchase.

I am requesting the information related to each Investment Property.

The investment properties I am referring to are those that are related to the total of £68,735,(000) as at the 31st March 2025 per note 16 on page 59 of the Winchester City Council - Annual Financial Report for the financial year 2024 - 2025 plus any purchased subsequent to that date.

Response

The investment properties figure in the accounts (£68.7m as at 31 March 2025) relates to assets that meet the definition of investment properties under IAS40, namely those which the council currently holds for rental income and/or capital appreciation. A significant proportion of the assets have been held by the council and its predecessor organisations for some time. We have reviewed our retained records and can provide information on purchases in the current financial year and the previous six – i.e. from 2018/19. In that time the council has purchased a total of £1.85m of assets that meet the definition of investment properties. All of the purchases relate to the council's previous "Partnered Home Purchase scheme (PHP)", an open-market shared ownership scheme - £0.5m in 2018/19 and £1.35m in 2019/20. The approval for the scheme, including costs/benefits/risks etc. is detailed in the committee report here: [CAB3006 Partnered Home Purchase Scheme](#). No further purchases of investment properties have been made since 2019/20 and the council has no plans to make any further acquisitions

