

WTC Regal Working Group

Agenda 10.10.24 7PM (online)

1. Attendees:

- Diana Margarido – Chair
- Katherine Keats-Rohan
- Mahmood Ebrahimjee
- Sue Hendrie
- Aruthur Hodsdon
- Dan Beauchamp– arrived at 7:20pm

2. Apologies:

- Christine Sandall
- Caire Holford

3. Comments on the Carter Jonas Strategy Report

- Overall good report. Main comment from the working group is The Regal is the family silver however, it is also the white elephant and needs looking at. A meeting needs to be held with SODC and Carter Jonas regarding the access; however, this issue did not influence the decision making.
- We looked at each option with the following in mind:
 - Sustainability, community, better office space for the team, biodiversity, carbon neutrality, cost neutral and how to use the S106 funds efficiently
- Main comment – The Regal has unique features and in reusing some of these features the heritage of the building will still be maintained. It will draw people to see the building

4. Discussion on the 3 options recommend by Carter Jonas

- **Option 2 – Refurb the Regal:** The working group agreed to discontinue this option as it was not viable
- **Option 3 - New Build - New Footprint + Community Garden - Mixed Use:** although Carter Jonas had a high score on this option there are a few things we disagree with. From a planning perspective the new footprint won't be feasible. Losing car park spaces does not fit with the revised Neighbourhood Plan. There is no lack of green spaces in Wallingford especially with Highcroft and Winterbrook Meadows increasing the green spaces. If there is a demand, we can investigate this with the Parks Team [N.B. a recent council meeting discussed Cllr Acreman's suggestion of planting in the town centre and Feathers Yard was identified as possibility: this might provide the Biodiversity Net Gain for Option 6? – KKR].
- **Option 6 - New Build - Replace Existing Footprint - Mixed Use:** Going into partnership with Beechcroft and creating residential units for the community. Retaining the car park spaces and no planning issue with using the existing footprint. The possibility of the additional Mansard Storey is appealing.

5. Final decision on which option the working group will recommend to Full Council and why

- Option 6 is the viable option that the working group will consider in principle

6. Next steps:

- Diana to email Karen with the minutes and a note that Option 6 is the final decision and add it as the resolution for Full Council on Monday 21st October
- Diana to email Carter Jonas with the final decision they need to talk about at Full Council

- Diana to email Luke requesting to add the strategy to the list of documents that is sent out with a note to say the working group has chosen Option 6.

7. AOB

- No extra meeting has been scheduled