



Winchester Councillors' Report December 2025

We wish you and your families a Happy Christmas and Healthy Productive 2026.

Valuable Trees

At this time of year, we especially appreciate the beauty our trees within the landscape. The loss of three mature beech trees in Alresford caused some distress. You can see the trees that are protected at [View Protected Trees on a Map - Winchester City Council](#)

This includes blanket tree protection orders, individuals, and those that lie within a conservation zone. Not all the trees within the town fall into these categories.

If you want to ensure that trees important to you are protected you do need to apply, the process can be found at [Tree Preservation Orders \(TPOs\) - Winchester City Council](#)

It is still possible to carry out tree surgery work or crown lifting on a tree with a TPO, the designation means that permission has to be applied for and obtained before work is carried

Hydrogeneration

Some councillors had a chance to visit a low environmental impact hydrogeneration scheme, and ask difficult questions, Margot would appreciate some more difficult questions.

[PicoStream — The Fish Friendly Hydropower Company](#)



Some Local Councillors and the Mayor and Mayoress visit a local Hydrogeneration scheme

Consultation for proposed new yellow lines

These are proposed for parts of New Farm Road, Prospect Road, Spring Gardens and The Dean, Alresford.

The initial deadline for comments and objections of **Friday 5th December 2025**, has reportedly been extended to **19th December 2025** though this is not visible on the Hants County Council website, quoting reference A2101/MJB to public.notices@hants.gov.uk, or by post to Hants County Council, The Castle, Winchester, SO23 8UD.

Your local Councillors are standing by to help: individual or group discussion in person, by phone and/or email. Cllrs Clare Pinniger (Winchester City Council) 077900 32349 cpinniger@winchester.gov.uk and Jackie Porter (Hants County Council) 07973 696085 jackie.porter@hants.gov.uk are happy to continue their discussions with residents on this

project. Cllrs Margot Power mpower@winchester.gov.uk and Russell Gordon-Smith rgordon-smith@winchester.gov.uk will also be pleased to hear from you.

Street Cleaning & Grounds Maintenance.

WCC are procuring a new contract for this service, due to the accelerated timeline. The Council wants this to reflect local priorities. We therefore need your in-put.

Please let us know what aspects of our service are working well and where improvements could be made. You can provide your insights by completing the form - [Your voice matters – Grounds Maintenance and Street Cleansing](#) by **08 December 2025**.

Local Government reorganisation

His Majesty's Government is asking for your views on the Local Government Re-organisation in a consultation, please give your views at [General 3 — LGR](#)

You can submit your own personal view and also as a representative of a Parish or Town Council.

WCC has been very much in the lead of discussions on the best form of LGR and how the proposed unitary authorities are best formed. After much effort and discussion, as you know, we favour the Mid Hants option, Option 2, but are quite relaxed about 1a.

We would urge you to take part in this consultation, it is important and the results will last for decades.

Other Government Legislation: Renters Rights

- End of Section 21 “No-Fault” Evictions from 01/05/26
- Abolish Fixed-Term Tenancies from 01/05/26
- Introduce rent regulation and limit rent increases to once a year from 01/05/26
- Ban rental bidding and asking for rent in advance from 01/05/26
- Make it illegal to refuse tenants because they have children or receive benefits from 01/05/26
- Introduce the decent Homes Standard and Awaab’s Law into the Private Rented Sector – likely to be from 2030 onwards
- Introduce a landlord private rented database and Landlord Ombudsman – from late 2026
- Give local authorities more powers to take enforcement action against non-compliant landlords – from 27/12/25

Impact on WCC

- **Expanded Enforcement Duties**

Councils now have a **legal duty** (not just a power) to enforce landlord compliance. They must report enforcement activity to the Secretary of State.

- **Stronger Investigatory Powers**

From **27 Dec 2025**, councils can:

- Enter premises (sometimes without a warrant)
- Demand documents from landlords, agents, banks, and contractors
- Access third-party data for investigations

- **Higher Penalties & Rent Repayment Orders**

- Civil penalties up to **£40,000** for serious breaches
- Rent Repayment Orders extended to superior landlords; maximum penalty doubled to **two years' rent**

We are likely to require additional resource to provide training to handle proactive inspections, tribunal cases, and compliance monitoring. These changes will significantly increase the workload of the Strategic Housing service and will aim to reduce homelessness, improve housing standards and protect vulnerable residents. We will also need to ensure local housing strategies, licencing schemes, and enforcement policies align with the new legal requirements.

Margot Power 01962 734167

Russell Gordon -Smith 01962 733219

Clare Pinniger 07790 032349