

# Notice of Cabinet

Date: Wednesday, 27 May 2020 at 10.00 am

Venue: Skype Meeting



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## Membership:

### Chairman:

Cllr V Slade

### Vice Chairman:

Cllr M Howell

Cllr L Allison

Cllr D Brown

Cllr L Dedman

Cllr A Hadley

Cllr S Moore

Cllr M Phipps

Cllr Dr F Rice

Cllr K Wilson

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All Members of the Cabinet are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live feed from the Skype meeting at:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?CId=285&MId=4252&Ver=4>

If you would like any further information on the items to be considered at the meeting please contact: Sarah Culwick (01202 795273) or email [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 454668 or email [press.office@bcpcouncil.gov.uk](mailto:press.office@bcpcouncil.gov.uk)

This notice and all the papers mentioned within it are available at [democracy.bcpCouncil.gov.uk](http://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

7 May 2020



Available online and  
on the Mod.gov app



## Maintaining and promoting high standards of conduct

### Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests

Do any matters being discussed at the meeting relate to your registered interests?

Disclosable Pecuniary Interest

Yes

Declare the nature of the interest

Do NOT participate in the item at the meeting. Do NOT speak or vote on the item EXCEPT where you hold a dispensation

You are advised to leave the room during the debate

Local Interest

Yes

Declare the nature of the interest

Applying the bias and pre-determination tests means you may need to refrain from speaking and voting

You may also need to leave the meeting. Please seek advice from the Monitoring Officer

No

Do you have a personal interest in the matter?

Yes

Consider the bias and pre-determination tests

You may need to refrain from speaking & voting

You may also need to leave the meeting. Please seek advice

No

You can take part in the meeting speak and vote

What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

#### Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

#### Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer  
([tanya.coulter@bcpcouncil.gov.uk](mailto:tanya.coulter@bcpcouncil.gov.uk))

### Selflessness

Councillors should act solely in terms of the public interest

### Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

### Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

### Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

### Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

### Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

### Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

# AGENDA

Items to be considered while the meeting is open to the public

**1. Apologies**

To receive any apologies for absence from Councillors.

**2. Declarations of Interests**

Councillors are requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

Declarations received will be reported at the meeting.

**3. Confirmation of Minutes**

To confirm and sign as a correct record the minutes of the Meeting held on 22 April 2020.

9 - 12

**4. Public Issues**

To receive any public questions, statements or petitions submitted in accordance with the Constitution. Further information on the requirements for submitting these is available to view at the following link:-

<https://democracy.bpcouncil.gov.uk/ieListMeetings.aspx?CommitteeID=151&Info=1&bcr=1>

The deadline for the submission of public questions is Wednesday 20 May 2020.

The deadline for the submission of a statement is 12.00 noon, Tuesday 26 May 2020.

The deadline for the submission of a petition is 12.00 noon, Tuesday 26 May 2020.

**5. Recommendations from the Overview and Scrutiny Board**

To consider recommendations from the Overview and Scrutiny Board on items not otherwise included on the Cabinet Agenda.

**6. Update on BCP Council's Response to the Covid-19 Pandemic**

This report provides a further update to the report summarising the Council's response to the Covid-19 pandemic, which was presented to Cabinet in April 2020.

13 - 24

**7. BCP Council Finance Update**

The country is currently facing the biggest public health emergency for a generation. This will require urgent and decisive action by the council to support its community while also supporting the integrity of the council's financial position and sustainability.

25 - 48

<b>8.</b>	<b>Bournemouth Development Company LLP Business Plan</b>	49 - 102
	<p>1. Bournemouth Development Company llp (“BDC”) is a joint venture between the Council and wholly owned subsidiary of Morgan Sindall Investments Ltd.</p> <p>2. This report summarises the BDC 5 year rolling business plan, with a particular emphasis on the programme of activity for 2020/21. This is the eighth update of the plan since BDC was formed in February 2011 and has been updated to reflect the recently approved Corporate Strategy.</p>	
<b>9.</b>	<b>Seascope Group Limited 5 Year Strategic Plan (2020-25)</b>	103 - 122
	<p>The purpose of this report is to seek approval for the Seascope Group Limited 5-year Strategic Plan.</p> <p>Seascope Group Limited’s Strategic Plan sets out a 5 year vision for the period 2020-25 for how the Group will continue to deliver and grow its quality services, support communities and help deliver the Council’s Corporate Strategy.</p> <p>The activities within Seascope Group Limited will contribute towards the Council’s key objectives in many ways but primarily by ensuring investment in the homes needed, tackling homelessness and rough sleeping, and supporting people to live safe and independent lives.</p> <p>The Strategic Plan 2020-25 has been approved by the Directors of Seascope Group Limited, and those of the subsidiary companies, and sets out the growth ambitions moving forwards. The Plan builds on the existing activities, bringing in additional expertise and capacity to help drive a step-change in delivery and generate increased financial returns for the Council as its sole shareholder.</p> <p>The ambitions set out in this Plan remain current despite the context of Covid-19. However, the impact and timing of being able to deliver this Plan will be considered in due course once the full impact of Covid-19 is understood.</p>	
<b>10.</b>	<b>Transforming Cities Fund (TCF) Programme</b>	123 - 140
	<p>To inform Cabinet of progress to date regarding the Department for Transport (DfT) based Transforming Cities Fund (TCF) award and process</p> <p>To seek delegated authority to the Director of Growth and Infrastructure in consultation with the relevant Portfolio Holder through the TCF Governance Structure for decisions on delivery</p> <p>To inform Cabinet of proposed next steps regarding the TCF programme.</p>	
<b>11.</b>	<b>Delivery of Sprinkler Installation at Sterte Court</b>	141 - 144
	<p>This paper brings forward the recommendation of the award of a new contract for the delivery of works to install a full sprinkler system to Residential Category 3 (flats and communal areas) at 1-57 &amp; 58-114 Sterte Court. These works will deliver a new sprinkler system in order to enhance</p>	

fire safety management across the buildings.

**12. Whitecliff Recreation Ground - Pavilion Redevelopment**

145 - 152

In December 2017 Borough of Poole Cabinet approved the commencement of procurement to seek a developer to deliver enhanced sports changing, permanent catering and public toilet facilities within Whitecliff Pavilion - see Appendix 1.

Through the planning application process, approval has been granted to redevelop the pavilion. The tender to find an operator to design, build, manage & maintain the facility is live with a closing date 1 July. Consultation has been undertaken with stakeholders, ward councillors and the public.

There are covenants on Whitecliff Recreation Ground which restrict the commercial uses of the space. They prevent the development of a full-service café appealing to a wider clientele. The developer will need maximum opportunity to build a successful business model for financial viability. The café will provide a service for all park users and the income will cross subsidise the cost of running the changing rooms and public toilets. The Council's Estates Team tried to negotiate the release of the covenants but negotiations failed when the Council were asked to indemnify against possible future claims from other parties.

If Cabinet agree to the appropriation - and delegate authority to officers to make the award of contract to the successful bidder - when the tender closes the development can be commenced.

**13. Holes Bay, Poole (former power station site) acquisition strategy**

153 - 182

To seek agreement for the Council to purchase the former power station site according to the defined terms set out in the report. A potential purchase is proposed based on negotiations with the landowner and with support from both Homes England and the Dorset Local Enterprise Partnership (DLEP).

[PLEASE NOTE: Should the Cabinet wish to discuss the detail of Appendix 1 to the report the meeting will be required to move into Confidential (Exempt) session].

**14. Bournemouth Town Centre Vision (TCV): Winter Gardens Site – Regeneration Opportunities**

183 - 216

Cabinet on 12 February 2020 approved a number of decisions in relation to the Winter Gardens scheme relating to the funding and lease terms which will assist the ability to secure third party funding.

The purpose of this report is to (i) seek approval for additional Council finance in accordance with the terms of the BDC Members Agreement to deliver the scheme and realise the scheme benefits and; (ii) consider the acquisition of certain elements of this strategically important scheme to enable the Council to meet its housing targets and long term regeneration objectives.

The proposed financing structure for the Winter Gardens Scheme is made

up of Third-Party Finance (Debt and Forward Funding) and what is termed under the BDC Members Agreement as “Member Loans”, Additional Council Finance and Additional Private Sector Partner (PSP) Finance. The relevant extract from the BDC members Agreement is set out at Appendix B.

The Additional Council Funding requested will be in the form of a loan which will be repaid back at the end of the scheme in advance of development returns in accordance with Clause 7 and 26 of the BDC Members Agreement.

A key part of the financing structure is to secure investors via the forward sales/funding of key elements such as the Public Car Park, Private Rented Sector units (PRS) and Age Friendly residential elements.

In addition to agreeing the Additional Council Finance it is proposed that the Council acquire the Public Car Park and Private Rented Sector (PRS) elements of the scheme to support its Corporate Plan objectives to deliver socio-economic benefits to the town and create Dynamic Places through strategic regeneration or redevelopment opportunities.

The PRS element will be operated via the Council’s wholly owned company, Seascape Homes and Property Limited.

The financial case for acquiring these elements is detailed in the confidential appendix attached to this report.

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets and market activity is being impacted in many sectors.

The short to medium term impact of COVID-19 on the residential PRS market sector is unclear at this stage. The impact on the market and valuations will be constantly reviewed and considered as part of the due diligence still to be undertaken prior to completion.

[PLEASE NOTE: Should the Cabinet wish to discuss the detail of Appendix D to the report the meeting will be required to move into Confidential (Exempt) session].

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| <b>15. Children's Services Capital Strategy</b>   | 217 - 226 |
| To seek approval of the Children’s Services Capital Strategy 2020/23 and the associated use of capital programme funds for 2020/21.               |           |
| <b>16. Traffic Regulation Orders</b>  | 227 - 230 |
| This covering report asks the Cabinet to consider representations made in response to the advertisement of a number of Traffic Regulation Orders. |           |
| Additionally, Cabinet is asked to approve the sealing and advertisement of a number of other Traffic Regulation Orders.                           |           |
| a) <b>Traffic Regulation Orders - Sub Report A - Aston Way</b>  | 231 - 236 |
| b) <b>Traffic Regulation Orders - Sub Report B - Steeple Close and Tollerford Road</b>  | 237 - 242 |

c)	<b>Traffic Regulation Orders – Sub Report C - Dear Hay Lane</b>	243 - 248
d)	<b>Traffic Regulation Orders – Sub Report D - North Street</b>	249 - 252
e)	<b>Traffic Regulation Orders – Sub Report E - Sherwood Avenue</b>	253 - 258
f)	<b>Traffic Regulation Orders - Sub Report F - Douglas Gardens</b>	259 - 264
g)	<b>Traffic Regulation Orders – Sub Report G - Salterns Road</b>	265 - 270
h)	<b>Traffic Regulation Orders – Sub Report H - Sunridge Close</b>	271 - 278
i)	<b>Traffic Regulation Orders – Sub Report I - Southill Road/Sunnyside Road</b>	279 - 284
j)	<b>Traffic Regulation Orders – Sub Report J - Sealing of Traffic Regulation Orders Ref P16 2019</b>	285 - 304
k)	<b>Traffic Regulation Orders – Sub Report K - Sealing of Traffic Regulation Orders (Ref P17 2019)</b>	305 - 322
l)	<b>Traffic Regulation Orders – Sub Report L - Sealing of Traffic Regulation Order Ref P18 2019</b>	323 - 336
<b>17.</b>	<b>Cabinet Forward Plan</b>	
	To consider the latest version of the Cabinet Forward Plan for approval.	

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.