

# Notice of Overview and Scrutiny Board



Date: Monday, 1 March 2021 at 6.00 pm

Venue: Virtual Meeting

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## Membership:

### Chairman:

Cllr S Bartlett

### Vice Chairman:

Cllr T O'Neill

Cllr L Allison  
Cllr D Borthwick  
Cllr M Cox  
Cllr L Dedman  
Cllr B Dion

Cllr M Earl  
Cllr J Edwards  
Cllr D Farr  
Cllr L Fear  
Cllr M Howell

Cllr D Kelsey  
Cllr C Rigby  
Cllr V Slade

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All Members of the Overview and Scrutiny Board 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 stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=4313>

If you would like any further information on the items to be considered at the meeting please contact: Claire Johnston - 01202 123663 or email [claire.johnston@bcpcouncil.gov.uk](mailto:claire.johnston@bcpcouncil.gov.uk)

Press enquiries should be directed to the Press Office: by email at [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](https://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

19 February 2021



Available online and  
on the Mod.gov app

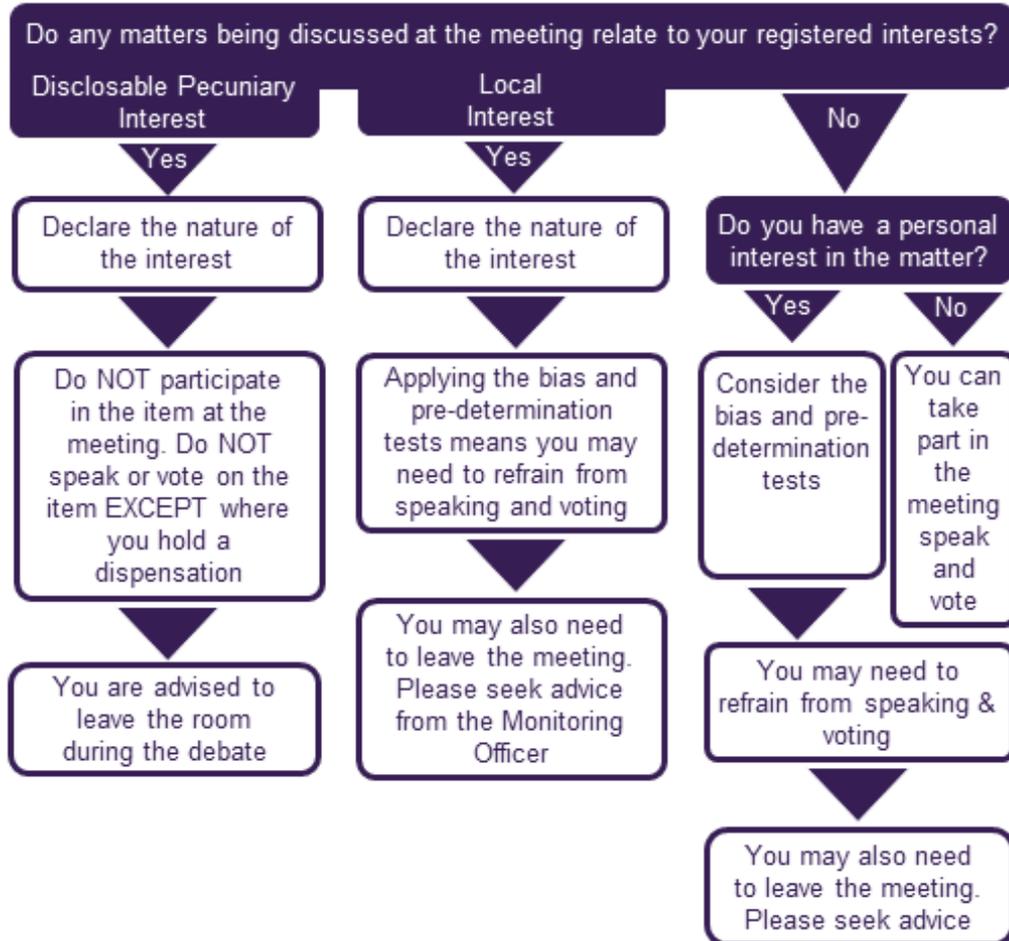


## Maintaining and promoting high standards of conduct

### 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



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  
([susan.zeiss@bcpcouncil.gov.uk](mailto:susan.zeiss@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 Members.

## 2. Substitute Members

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

## 3. 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.

## 4. Public Speaking

To receive any public questions, statements or petitions submitted in accordance with the Constitution, which 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 a public question is 4 clear working days before the meeting.

The deadline for the submission of a statement is midday the working day before the meeting.

The deadline for the submission of a petition is 10 working days before the meeting.

## 5. Cabinet Member Report - Tourism, Leisure and Culture

To consider an update from the following Cabinet Portfolio Holder on current and proposed priorities within the remit of the Portfolio, including risks, challenges and opportunities:

- Cllr Mohan Iyengar, Portfolio Holder for Tourism, Leisure and Culture

Questions to the Portfolio Holder are invited in advance from all non-Executive councillors to inform the discussions with the Board, please

submit questions by Monday 22 February 2021.

Please note that the areas of the Council covered by this Portfolio are:

- Seafront-resort development,
- tourism development,
- franchises/concessions,
- major events,
- sports & exercise,
- arts & culture and libraries.

A briefing report from the Portfolio Holder is attached to this agenda for consideration by the Overview and Scrutiny Board

**6. Scrutiny of The Future of Regeneration in Bournemouth, Christchurch and Poole Cabinet Report**

13 - 24

To consider the Future of Regeneration in Bournemouth, Christchurch and Poole Cabinet report scheduled for Cabinet consideration on 10 March 2021.

The O&S Board is asked to scrutinise the reports and make recommendations to Cabinet as appropriate.

Cabinet member invited to attend for this item: Councillor Philip Broadhead, Portfolio Holder for Regeneration, Economy and Strategic Planning.

The Cabinet report for this item is included with the agenda for consideration by the Overview and Scrutiny Board.

**7. Local Plan Working Group - Update**

The Chairman will update on progress following the Group meeting held on 17 February 2021.

**8. Future Meeting Dates 2020/21 and 21/22**

To note the following meeting dates and locations for the 2020/21 municipal year:

- 1 April 2021

To note the following meeting dates and locations for the 2021/22 municipal year:

- 17 May 2021
- 14 June 2021
- 19 July 2021
- 23 August 2021
- 20 September 2021
- 18 October 2021
- 15 November 2021
- 6 December 2021

- 5 January 2022
- 31 January 2022
- 28 February 2022
- 4 April 2022

All meetings will be held via video conferencing until further notice.

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.

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**OVERVIEW AND SCRUTINY BOARD**



Report subject	<b>Cabinet Member Report – Tourism, Leisure &amp; Culture</b>
Meeting date	1 March 2021
Status	Public Report
Executive summary	The Overview and Scrutiny Board has agreed a programme of reports from Cabinet members to be received at meetings of the Board. The programme will provide an opportunity for in depth discussions with individual Portfolio Holders on current and forthcoming priorities; and identification of potential areas of overview and scrutiny work. An outline of the priority areas for the Tourism, Leisure & Culture Portfolio are provided within this report, to be expanded upon in discussions with scrutiny members at the meeting.
Recommendations	<b>It is RECOMMENDED that:</b>  <b>Overview and Scrutiny Councillors consider and contribute to the discussion with the Cabinet member on the Portfolio areas within his remit; and identify any resulting suggestions for the Forward Plan of the Overview and Scrutiny Board.</b>
Reason for recommendations	To assist non-executive councillors to effectively contribute to sound decision making in a timely way by holding decision makers to account as a 'critical friend'.  To ensure that the items included in the Forward Plan of the Overview and Scrutiny Board can add value to the work of the Council overall.

Portfolio Holder(s):	Councillor Mohan Iyengar – Portfolio Holder for Tourism, Leisure & Culture
Corporate Director	Bill Cotton – Corporate Director, Regeneration & Economy
Report Authors	Claire Johnston – Senior Democratic and Overview & Scrutiny Officer Councillor Mohan Iyengar - Portfolio Holder for Tourism, Leisure & Culture
Wards	All
Classification	For Information and Decision

## Background

1. Any council operating a cabinet model must by law have at least one overview and scrutiny (O&S) committee to provide in depth test and challenge to decisions made by the Cabinet, and to support the Cabinet in developing policy. BCP Council has one Overview and Scrutiny Board with overall responsibility for the whole O&S function and a wide breadth of scrutiny responsibility; and two Overview and Scrutiny Committees based on scrutiny of children’s services, and adults and health services. The relationship between these O&S bodies and the Cabinet is integral to the decision-making structure of the Council and to the enablement of robust decision making. This relationship is reflected in principle one of the six principles of good scrutiny, outlined in Part 1 of the Council’s Constitution, as follows:

- Contributes to sound decision making in a timely way by holding decision makers to account as a ‘critical friend’.
- A member led and owned function – seeks to continuously improve through self-reflection and development.
- Enables the voice and concerns of the public to be heard and reflected in the Council’s decision-making process.
- Engages in decision making and policy development at an appropriate time to be able to have influence.
- Contributes to and reflects the vision and priorities of the council.
- Agile – able to respond to changing and emerging priorities at the right time with flexible working methods.

These principles underpin the Overview and Scrutiny function and its work.

2. During Autumn 2020 the members of the O&S Board undertook refresher training and worked with a representative of the Centre for Governance and Scrutiny (CfGS) to reflect on the work of the Board to date, it's alignment to the above principles and to consider how best to develop the Board's future direction. Overview and Scrutiny members reported a wish to be more informed of medium to long term Cabinet priorities, and to undertake more 'overview' work such as participating in the development of policy at an earlier and more influential stage. To address this, at the meeting of 7 December 2020 the Board agreed to trial a programme of Portfolio Holder reports to the Board. It was hoped that this would provide opportunity for the Board to strengthen how it fulfils the six principles listed in paragraph 1 above, by:

- providing space through each of the Portfolio Holder reports for in depth two-way discussion on a specific Cabinet area;
- aiding a better understanding by O&S members of medium to long term Cabinet priorities and where O&S may add value to these through assisting in policy development;
- providing opportunity for all non- executive members to provide more insight and engagement to overview and scrutiny through the submission of questions to be answered by the Cabinet Portfolio Holder;
- developing the relationship between O&S and the Cabinet in order to strengthen decision making.

The O&S Board agreed that Portfolio Holder reports should follow a pattern of one per month, commencing in January 2021, with other meeting items themed to align to the reporting areas where possible. The opportunity to submit questions for the Executive member would be advertised to all non-Executive councillors in advance of the meeting.

### **Cabinet Member Report - completed by Councillor Mohan Iyengar, Portfolio Holder for Tourism, Leisure & Culture**

#### **Current Priorities**

3. An outline of current priorities for the areas of responsibility within the Portfolio is provided below, including identification of risks, challenges and opportunities associated with these. This will be expanded upon by verbal presentation at the O&S Board meeting:

##### 3.1: Tourism Sector

- Support for tourism and hospitality providers
- Festival Coast Live – expansion of events and offerings
- Destination marketing – keeping profile high in key markets

##### 3.2: Seafront

- Readiness for visitors post-lockdown
- Beach huts – operations and commercials

- Support to tenants, franchisees and contractors along the seafront

### 3.3: Physical Exercise

- Support for leisure and exercise providers (indoor) during lockdown
- Support for exercise spaces, facilities and organisations (outdoor) during lockdown

### 3.4: Cultural-Expression

- Support for arts, cultural and heritage organisations during lockdown
- Mobilisation of cultural compact
- Delivery of Poole Museum and Scaplen's Court project
- Transition of Russell Cotes Art Gallery & Museum to independent charity status

### 3.5: Libraries

- Staff support to communities and Covid-effort while libraries are closed
- Readiness to resume library services at earliest opportunity
- Support for the integration of customer service and libraries functions

## **Future Priorities and Portfolio Development**

4. An outline of the anticipated future priorities and aspirations for the portfolio is provided below, including identification of risks, challenges and opportunities associated with these. This will be expanded upon by verbal presentation at the O&S Board meeting:

### 4.1: Tourism Sector

- Refinement of BCP's 'destination strategy'
- Development of Bournemouth International Centre (BIC)
- Expansion of the range and diversity of events

### 4.2: Seafront

- Consolidation of seafront projects into a single programme with clearer definition and benefit
- Refinement of policies for the use of promenade, beach and car parks which are progressive and unified
- Refinement of the business-operational model for beach huts

### 4.3: Health & Physical Exercise

- Forward-looking view of leisure-centre offerings and provider(s)
- Campaign for developing outdoor exercise and broader well-being

### 4.4: Cultural-Expression

- Implementation of all aspects of cultural compact

- Input to medium-to-long term development of buildings, sites, highways and open space, including support for heritage
- Development of groups and organisations to foster cultural expression
- Mechanism to protect and develop cultural talent

#### 4.5 Libraries

- Evolution of library services within common-service hubs

### 5. Possible Areas of Overview and Scrutiny

Suggestions from the Cabinet Member for potential overview and scrutiny work that would add value to the work of the Portfolio are outlined below. This will be expanded upon by verbal presentation at the O&S Board meeting:

5.1: Ideas and challenge for the evolution of tourism. A leading destination ...

- offering a broader experience of entertainment, well-being and education
- developing the economic strength of the sector
- fulfilling all objectives towards climate-protection

5.2: Ideas and challenge for the regeneration of sport and physical exercise:

- offering a range of opportunities and incentives to exercise
- enabling people to practice sport from casual to advanced levels

5.3: Ideas and challenge for allowing cultural expression to flourish:

- enabling and encouraging all communities towards cultural expression
- building the mechanisms – hard and soft – that support cultural expression such as venues, organisations, groups and customs

6. Overview and Scrutiny Councillors are asked to consider and contribute to the discussion with the Portfolio Holder and to identify any resulting suggestions for the Forward Plan of the Overview and Scrutiny Board.

#### Summary of financial implications

7. Not applicable to this decision.

#### Summary of legal implications

8. Not applicable to this decision.

#### Summary of human resources implications

9. Not applicable to this decision.

#### Summary of sustainability impact

10. Not applicable to this decision.

**Summary of public health implications**

11. Not applicable to this decision.

**Summary of equality implications**

12. The information discussed with Cabinet members may prompt councillors to suggest an area of work for the Overview and Scrutiny Board Forward Plan. Any councillor has the right under the constitution to suggest an item for the Forward Plan of the O&S Board or Committees. Any member of the public may also make suggestions for overview and scrutiny work. Further detail on this process is included within Part 4 of the Council's Constitution.

**Summary of risk assessment**

13. Not applicable to this decision.

**Background papers**

There are no background papers to this report.

**Appendices**

There are no appendices to this report.

**CABINET**



Report subject	<b>The Future of Regeneration in Bournemouth, Christchurch and Poole</b>
Meeting date	10 March 2021
Status	Public Report
Executive summary	This report summarises the opportunities and the Council’s ambitions for regeneration in the BCP area. It seeks to strengthen the Council’s capacity to deliver, setting out an approach for reviewing and progressing the available options to realise those opportunities and ambitions. The report sets out the options for increasing our regeneration delivery capacity, working with an urban regeneration company and other forms of partnerships as well as sourcing external consultancy input.
Recommendations	<p><b>It is RECOMMENDED that Cabinet:</b></p> <ol style="list-style-type: none"> <li><b>1. Authorises the Chief Executive, in consultation with the Leader and Deputy Leader, to procure and review advice from external consultants and to recommend to Cabinet as appropriate the creation of suitable structures to accelerate the delivery of regeneration projects, including the creation of structures or mechanisms to deliver the development of sites.</b></li> <li><b>2. Notes that reports will be brought to future Cabinet and Council meetings as appropriate setting out proposals for the use of the Futures Fund and the process for bringing forward individual sites for development.</b></li> </ol>
Reason for recommendations	<p>To enable greater focus and corporate grip on realising opportunities for delivering homes and jobs on sites owned or controlled by the council and increasing the scale and pace of delivery.</p> <p>The internal management of site delivery is too small in scale to deliver the ambitions set out in the Big Plan which was considered by Cabinet and Council in February.</p>

Portfolio Holder(s):	Councillor Drew Mellor, Councillor Philip Broadhead
Corporate Director	Bill Cotton
Report Authors	Graham Farrant
Wards	Council-wide
Classification	For Decision

## Background

1. BCP Council has a significant regeneration agenda and the level of investment expected into sites across the BCP area exceeds £3 billion, with the gross development of value of Council-owned sites alone nearing £1bn. This includes a range of sites owned by the Council, both small sites, largely on land managed under the Housing Revenue Account (HRA) for the development of less than 10 homes and significant sites of regional interest including the former power station site at Holes Bay which could deliver 800+ new homes in a new community. There are also significant redevelopment opportunities in the town centres, most notably in Poole town centre and on other significant sites such as Wessex Fields.
2. Historically the capacity of the Council, and the preceding councils, has not been sufficient to deliver these sites at pace and the skills have not been available in-house to project manage the delivery of regeneration at this scale. The preceding councils, whilst introducing some innovative partnership structures such as the Bournemouth Development Company (BDC), and the Council's wholly owned Seascope Homes and Property Limited, were not able to bring sufficient capacity to bear to deliver all of the regeneration opportunities at scale and with the pace that is sought.

## The Ambition

3. BCP Council has signalled its intention to operate at a larger scale and greater pace. The ability to do this was first demonstrated with an announcement of the intent to acquire the former power station site at Holes Bay and with the consideration of the redevelopment of the Bournemouth International Centre rather than the previously planned refurbishment. There is now an opportunity within the Medium-Term Financial Plan and particularly within the 2021/22 budget to increase the capacity of the Council and its partners to deliver the regeneration of both individual sites and the BCP area as a whole.
4. The budget for 2021/22 includes £1.75 million ongoing revenue support for the management of regeneration, principally to bring forward appropriate Council-owned sites and the opportunity to set up a £50 million Futures Fund intended to enable the Council to invest in infrastructure improvements as required. In addition, the Council already has significant resources invested in project management and this paper considers how best to bring all of those resources to bear on delivering the regeneration at pace. It is essential that we utilise those

resource to the maximum effect and impact on the area and for our future communities.

5. The structural changes resulting from the departure of the Director of Regeneration and Economy also provide an opportunity to refocus the delivery efforts and to bring forward proposals to review the delivery vehicles that we have available.
6. The recently published “Big Plan” demonstrates the scale of the opportunity and the willingness of BCP Council to recognise how we need to focus on regeneration to deliver at this scale. We now have an opportunity to provide the level of resource that is required, and the purpose of this paper is to set out how we intend to approach that challenge.

### **Consideration of existing mechanisms and options**

7. Work is underway, using Local Partnerships, a joint venture between the Local Government Association and HM Treasury, to assess the value for money and successes of BDC in delivering the sites that were allocated to it within the partnership agreement. Seventeen sites were identified and the current position of each of those sites is set out in Appendix A. While there has been a clear record of success in driving a number of major projects through this function, equally the pace and scale of the work is a factor which has room for improvement. We intend to review the working arrangements with Morgan Sindall (MS) and Muse, the lead subsidiary within MS, to identify how we can scale up the operation to deliver the remaining sites as quickly as possible.
8. We will also need to consider whether the role of BDC can be expanded into other sites and areas of the conurbation, in light of the value for money review detailed above.
9. Seascope Homes and Property Limited was set up by Bournemouth Borough Council as a vehicle to let and manage homes within the General Fund, primarily responding to the need to provide temporary accommodation to assist the Council to fulfil its statutory homelessness duty and to provide market rent opportunities. Seascope Homes currently has 116 rented properties in its portfolio, with approval to buy off-plan a further 169 residential units including 46 homes at the St Stephen’s Road development recently completed by BDC. Given the size of the conurbation and the population of the BCP area Seascope Homes has the potential to operate at significantly larger scale and return greater operating surpluses to the General Fund if correctly targeted and managed. We will need to consider how best to increase the scale of Seascope Homes, working through the board of the company.
10. The land and properties managed under the Housing Revenue Account also have significant potential to deliver new homes throughout the conurbation and again, we need to consider how best to increase the scale of delivery that can be achieved through the HRA and within the Council’s managed social housing stock. The appointment of a new Head of Housing Delivery has provided the opportunity to refocus efforts within the HRA to deliver new homes at the pace and scale required.
11. The Council Newbuild and Housing Strategy (CNHAS) soon to be brought to Council for consideration, has a dual purpose of setting standards (design, safety, sustainability and viability) for those homes to be retained by BCP and will set out

a timetabled programme for delivery - not only on the currently programmed 400 HRA affordable homes but 500 General Fund mixed income homes (excluding Turlin Moor) that will help cross subsidise a boarder spectrum of housing needs.

12. CNHAS will also oversee the acquisition strategy of up to 250 Market rent Homes secured on the open market – both to help serve diverse BCP needs but also cross subsidy potential, engagement with developing RP’s and Private housebuilders/landowners is ongoing.
13. The Council has a number of potential development significant sites which are not yet managed for development within any existing partnership arrangements as set out in the following table:

Site	Estimated Homes
Turlin Moor North, Poole	400
Holes Bay Power Station site	850
“Heart of Poole” Town Centre Regeneration	420
Constitution Hill, Poole	100
Boscombe Sovereign Centre and surrounding area, Bournemouth	50
Civic Centre site – Poole	TBC: 300?
Civic Offices, Christchurch	TBC
Wessex Fields, Bournemouth	TBC
Chapel Lane Car Park, Poole	70

14. We are currently reviewing the best project management and development arrangements for each of those sites and are considering a range of options, many of which are interchangeable or may overlap as follows:
  - A. **Urban Regeneration Company** - this could be a wholly owned company operated by the Council with the initial purpose of bringing forward specific sites that are relatively easy to develop and where there is a clear project brief which fits within the planning framework. The URC may work with partners through an SPV or JV on individual sites or could bring forward sites for development by itself. The URC may also be able to recruit skills and experience which are not available within the Council currently or are not able to be acquired easily within the confines of a local authority.
  - B. **Special Purpose Vehicle** - we may want to create one or more special purpose vehicles to bring forward specific sites that are of appropriate scale and complexity. For example, bringing forward the former power station site at Holes Bay may be better achieved by working with adjacent landowners and neighbouring developers to bring forward a holistic regeneration of the

site within a wider context, which may require an SPV to be created. This could also apply to the local shopping centres where redevelopment is required in both Poole and Boscombe.

- C. **Joint Venture** - where an external partner has specific expertise or ownership interests then it may be appropriate to set up one or more joint ventures to deliver the regeneration at the appropriate scale. This could apply to a number of the sites, but particularly to those where specialist knowledge is required such as the Bournemouth International Centre where specific conferencing and events expertise and operating experience may be beneficial.
- D. **Strategic Partnership** – a Homes England initiative which allocates significant Affordable Homes Programme funds on a long-term development basis to those organisations (Southern have £55m to deliver over 1000 homes) who have land, planning and build skills. BCP could potentially bid in March/April if the soon to be issued criteria, allows.
- E. **Expansion of existing wholly owned Council Company (Seascape Homes)** - the scale could be increased to deliver more homes and greater returns to the Council's general fund. The company could build out and manage residential developments brought forward by any of the above options.

### **Council capacity and governance**

- 15. Discussions have been held with both Dorset Local Enterprise Partnership and Homes England in order to support the Council in developing the capacity that we require. To date those discussions have not brought forward additional resource but it is hoped that these partners will be able to provide some extra capacity for the Council and advice on their experience of working alongside similar models developed elsewhere in the country to support development delivery at scale.
- 16. Within the Smarter Structures programme we have been reviewing the capacity of the Council and its management of both development management, alongside planning, and project and programme management as a separate profession. It is clear that we have a range of skills spread across the Council that could support the required delivery but at the moment this is not sufficiently well co-ordinated or managed. Smarter Structures will support this by rationalising our resources, improving management structures and by introducing "Heads of Profession" to manage continuing professional development and to give progression opportunities. However, we recognise the need to use the additional resources carefully to generate maximum return in terms of development outcomes.
- 17. In the meantime, it is clear that we need external advice to provide us with suggestions and to develop a business case for creating the capacity to operate at the scale we require to deliver to this challenging agenda. Under existing delegations, we have appointed consultants to advise the Council on the use of the appropriate mechanisms for specific schemes and to review the available capacity within the Council. In order to move at pace those consultants will be asked to report back with their recommendations to an informal panel chaired by the Chief Executive and including the Leader and Deputy Leader of the Council to determine how to move forward. Regular progress reports will be brought to the Cabinet and the appropriate controls in the Council's Constitution will be followed

as decisions are required regarding the creation of the appropriate delivery vehicles and the future of individual sites. In particular Ward councillors will be consulted on all proposed developments within their Ward.

## **Conclusion**

18. This report therefore recommends that the Chief Executive be authorised, acting in consultation with the Leader and Deputy Leader, to procure and review advice from external consultants and to recommend for decisions by Cabinet as appropriate the creation of appropriate structures to accelerate the delivery of regeneration projects. This would be done in light of advice from and the involvement of, the Council's Director of Law and Governance and Director of Finance. To avoid introducing delay, this may include the creation of appropriate structures or mechanisms to deliver the development of sites, but any proposed transfer of staff, land or property into any such structures would be subject to the requirements of the Council's Constitution regarding approval levels and delegations.

## **Summary of financial implications**

19. There are no direct financial implications arising from this report as all forecast expenditure will be dealt with within existing budgets and delegations or will require separate reports for approval as appropriate.

## **Summary of legal implications**

20. There are no direct legal implications arising from the initial delegations outlined in this report, provided that the appropriate procurement waivers are obtained in respect of the engagement of the consultants named. The Director of Law and Governance and BCP Council lawyers will be actively involved in considering the actions to be taken to introduce any regeneration vehicles or companies and will ensure that any legal and governance requirements are followed and are reported in line with the Council's Constitution.

## **Summary of human resources implications**

21. There are no specific implications for human resources directly arising from this report.

## **Summary of sustainability impact**

22. There are no specific sustainability impacts arising from this report, but the framework of regeneration delivery should improve the sustainability of the conurbation and each development will be reviewed in terms of its impact all the climate and ecological emergency.

## **Summary of public health implications**

23. There are no specific public health implications arising from this report but good quality housing is an underlying principle of good public health and these proposals should enable good quality housing development to be brought forward at pace.

### **Summary of equality implications**

24. There are no specific equality implications directly arising from this report, but the accelerated provision of good quality housing development should enable some of the inherent inequalities in our communities to be addressed.

### **Summary of risk assessment**

25. There will be a range of risks involved in each project development and these will be considered for each project that is brought forward. Any company, JV or SPV set up within the framework created by this report will be required to have a strong risk management approach and will maintain a separate risk register

### **Appendices**

Appendix A Bournemouth Development Company Sites

Appendix B Investment in Regeneration

## Appendix A Bournemouth Development Company Sites

Site	BDC Option Agreement Sites	Scheme	Homes	Status
1	Durley Road Car Park	Residential scheme for open market sale	44	Under construction
2	West Hill Road Car Park	To be determined		No Action
3	Town Hall Annexe	To be determined		No Action
4	9/11 St Stephens Road	46 private rented homes let by Seascope Homes	46	Completed February 2021
5	Richmond Hill Car Park	To be determined		No Action
6	Winter Gardens & Priory Road Car Park	Mixed residential and commercial scheme	364	Planning approved, pending finance & delivery in 2021
7	Winterbourne Hotel & Beacon Road Car Park	Potential Hotel site/Link to BIC		No Action
8	Eden Glen Car Park	Residential scheme,	60	Site Development plan

				approved by Council
9	Bath Road South Car Park	To be determined		No Action
10	Bath Road North Car Park	To be determined		No Action
11	Central Car Park	To be determined	200	No Action
12	Glen Fern Car Park	To be determined	50	No Action
13	Berry Court Car Park	113 private rented homes let to Radian and a 155 space Multi Storey Car Park.	113	Completed August 2018
14	Leyton Mount Car Park	The Citrus Building Open Market Sale homes	64	Completed March 2015
15	Madeira Road Car Park	382 space Multi Storey Car Park and Arts University Student accommodation	378	Completed
16	Cotlands Road Car Park	Mixed use scheme: Commercial/Office/Residential		Site Development plan approved by Council

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17	The Waterfront Building	To be determined	No Action
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## Appendix B Investment in Regeneration

Project	Estimated GDV £m
Holes Bay Power Station site	250
Heart of Poole Programme (includes Town Centre North and Poole Town Centre, excludes Holes Bay)	229
Lansdowne Business District (includes Holdenhurst Rd and Cotlands)	208
Bournemouth Arc (includes redevelopment of the BIC, Pier, Pier Approach, Pavilion Gardens and Central Carpark)	335
Boscombe Town Deal	210
West Howe Regeneration	8
Christchurch Town Centre strategy (includes the Civic Centre Site, Christchurch Marina)	30
Wessex Fields (Science Park)	50
Seafront Strategy Programme	40
Additional Housing sites (includes Housing led and PHP delivery sites; GDV calculated @ average value of £250k per unit)	247
Planning permissions already granted but not built (includes Bournemouth Town Centre Programme)	1,208
Sites under construction	474
<b>Total</b>	<b>3,289</b>

