

# Notice of Cabinet



Date: Wednesday, 8 March 2023 at 10.15 am

Venue: Committee Room, First Floor, BCP Civic Centre Annex, St Stephen's Rd, Bournemouth BH2 6LL

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## Membership:

### Chairman:

Cllr P Broadhead

### Vice Chairman:

Cllr N Greene

Cllr M Anderson

Cllr B Dove

Cllr B Dunlop

Cllr M Greene

Cllr J Kelly

Cllr K Rampton

Cllr M White

### Lead Members

Cllr H Allen

Cllr S Baron

Cllr N Brooks

Cllr J J Butt

Cllr L Fear

Cllr T Johnson

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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 stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=5357>

If you would like any further information on the items to be considered at the meeting please contact: Sarah Culwick (01202 817615) on 01202 096660 or email [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 118686 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

28 February 2023



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 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 8 February 2023.

11 - 22

## 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.bcpCouncil.gov.uk/ieListMeetings.aspx?CommitteeID=151&Info=1&bcr=1>

The deadline for the submission of public questions 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. Recommendations from the Overview and Scrutiny Committees

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

## 6. Corporate Peer Challenge Progress Report

In November 2021 the Local Government Association (LGA) carried out a Corporate Peer Challenge of BCP Council.

The peer team was made up of eight 'critical friends' which included two lead members, four senior officers from other local authorities and two LGA advisors.

The Peer challenge focused on:

1. Local priorities and outcomes
2. Organisational and place leadership
3. Governance and culture
4. Financial planning and management
5. Capacity for improvement

and at the council's request:

- Transformation
- Partnership working
- Summer response

23 - 38

An action plan in response the final feedback report was approved by Cabinet in April 2022.

Members of the peer team visited the Council on 1 December 2022 to review progress since the last visit and a summary of their findings is presented in the report appended to this paper.

## **7. Community Asset Transfer Policy**

39 - 70

Connected Communities is one of the objectives within the Corporate Strategy. The Council wants to empower and enable a thriving voluntary and community sector to do more.

This Community Asset Transfer Policy will support communities to access Council property assets for this purpose. It provides a clear framework and process for how applications can be submitted, will be assessed, and determined. The policy is also required to protect the Council's financial integrity, fiduciary duty, and wider accountabilities such as health and safety.

A Community Asset Transfer (CAT) involves the transfer of a council owned property asset (land and buildings) to the Community, whether that be Town & Parish Councils or voluntary and community groups. It is important to recognise the positive contributions that these groups can make in their local areas, so having a CAT policy in place will provide another option to influence these beneficial outcomes.

## **8. Transfer of green space assets to Christchurch Town Council**

71 - 114

Prior to the creation of BCP Council, legacy Christchurch Borough Council (CBC) proposed that the then new Christchurch Town Council assume responsibility for several of its open space assets and play facilities, subject to agreement and formal approval by both the incoming BCP Council and Christchurch Town Council (CTC).

CTC have already become responsible for some former CBC assets on the creation of the Town Council from 1<sup>st</sup> April 2019.

Because of planned refurbishment works to play facilities, any potential transfer of these sites was delayed until the works were completed and terms agreed between BCP Council and CTC.

In November 2022 CTC formally decided to proceed with the transfer of the following three sites:

- Barrack Road Recreation Ground (including play and fitness areas),
- Two Riversmeet Skate Park
- Waterman's Skate Park

Formal approval is now required to the agreed terms detailing the financial arrangements and responsibility for the spaces in question.

## **9. Poole Crematorium: Detailed Options for the replacement of cremators**

115 - 188

In September 2022, Cabinet requested a report detailing options for the replacement of cremator(s) at Poole Crematorium be brought to Cabinet in the next 6 months, with the aim of working towards new cremator(s) being installed in the next 18 months.

This report provides reports back on an independent feasibility study on the technological options for crematoria installation and asks Cabinet to consider the potential options for investment and to agree which to take forward.

**10. BCP FuturePlaces Ltd - Outline Business Case for Poole Civic Centre Site**

189 - 352

BCP FuturePlaces Ltd, ("FuturePlaces") a wholly owned Urban Regeneration Company (URC) was set up with the fundamental purpose to drive "Place Making", regeneration and property market transformation both across key sites owned by the Council and the wider area to support the aspirations set out in the Council's Big Plan.

The FuturePlaces business plan approved by Cabinet in June 2022 lists the key sites the company has been tasked with progressing the regeneration of including the former Poole Civic Centre following its decommission as the result of local government reorganisation and the creation of BCP Council.

This report sets out the outline business case (OBC) and highlights FuturePlaces recommended use for this site to be developed for hotel and residential use.

Whilst the OBC considers the overall viability of the recommended option based on high level assumptions, the FBC will confirm the exact design, time, cost, and quality expectations as well as the proposed delivery pathway and overall affordability. It is only at FBC stage that firm consideration can be given as to whether it is still best to progress with the redevelopment proposal and the necessary commitment and funding approvals sought from the Council.

The OBC indicates that the value of the site can be optimised by masterplanning and sequencing development to ensure value uplift benefits are realised and momentum is maintained.

Cabinet is required to review the options outlined in the OBC and consider if the recommended option is the most appropriate and affordable and authorise FuturePlaces to progress with the preparation of a full business case (FBC).

[PLEASE NOTE: Should the Cabinet wish to discuss the detail of the confidential appendices the meeting will be required to move into Confidential (Exempt) Session]

**11. BCP FuturePlaces Ltd - Outline Business Cases for Christchurch and Poole Civic Centre Buildings**

353 - 440

BCP FuturePlaces Ltd, ("FuturePlaces") a wholly owned Urban Regeneration Company (URC) was set up with the fundamental purpose to drive "Place Making", regeneration and property market transformation both across key sites owned by the Council and the wider area to support the aspirations set out in the Council's Big Plan.

The FuturePlaces business plan approved by Cabinet in June 2022 lists the key sites the company has been tasked with progressing the regeneration of, this includes the former Poole and Christchurch Civic Centres following their decommission as the result of local government reorganisation and the creation of BCP Council.

This report sets out the outline business cases (OBCs) for each of these sites and seeks approval in principle to progress phased redevelopment of the sites for the preferred uses identified and progress with the preparation of separate full business cases for each of the proposed uses.

This is as a result of the OBCs indicating that the value of the sites can be optimised by sequencing development to ensure value uplift benefits are realised and momentum is maintained.

The outline business cases are based on HM Treasury Green Book guidance.

[PLEASE NOTE: Should the Cabinet wish to discuss the detail of the confidential appendices the meeting will be required to move into Confidential (Exempt) Session]

## **12. Redevelopment of Beach Road Car Park, Poole**

441 - 538

BCP FuturePlaces Ltd, ("FuturePlaces") a wholly owned Urban Regeneration Company (URC) was set up with the fundamental purpose to drive "Place Making", regeneration, and property market transformation both across key sites owned by the Council and the wider area to support the aspirations set out in the Council's Big Plan.

The FuturePlaces business plan approved by Cabinet in June 2022 lists the key sites the company has been tasked with progressing the regeneration of, including Beach Road Car Park.

This report sets out FuturePlaces outline business case (OBC) and confirms the recommended use for this site is that the south section is sold for residential development with the north section retained and redeveloped to provide improved public car parking facilities with at least the equivalent number of existing useable spaces. This proposal optimises the value and return for the Council by disposing of part of the site whilst improving and retaining public car parking.

In order to progress with the recommended option approval is also sought to;

1. finalise the Planning Development Brief and commence public consultation;
2. declare the south part of Beach Road car park surplus to Council requirements and;
3. progress the preparatory steps required for the disposal of the south part of the site as a residential redevelopment opportunity on the open market

It is important to note that a further Cabinet report will follow in Spring 2024 seeking approval of the full business case for investment in the rear car park, as well as approvals to dispose of the south section of the site, adopt the Planning Development Brief and appropriate the site for planning purposes.

Cabinet is required to review the options outlined in the OBC and confirm approval of the recommendations below.

[PLEASE NOTE: Should the Cabinet wish to discuss the detail of the confidential appendices the meeting will be required to move into Confidential (Exempt) Session]

## **13. FuturePlaces Annual Review**

539 - 592

BCP FuturePlaces Ltd, ("FuturePlaces") a wholly owned Urban Regeneration Company (URC) was set up with the fundamental purpose to drive "Place Making", regeneration and property market transformation both across key sites owned by the Council and the wider area to support the aspirations set out in the Council's Big Plan.

As part of the approved governance for the company, FuturePlaces must produce an Annual Review setting out the company progress to-date in the context of the targets and objectives in the Strategic Regeneration Commissioning Plan and the Key Performance Indicators as set out in the approved FuturePlaces Business Plan.

The review, appended to this report, contains an update on the company composition and governance as well as updates on progress to-date for individual projects and cross-cutting work commissioned by the Council and as set out in the FuturePlaces Business Plan approved by Cabinet in June 2022.

## **14. Bournemouth Development Company LLP – Extension of Option Execution Dates**

593 - 598

Bournemouth Development Company LLP ("BDC") is a joint venture between the Council and MUSE Developments Limited a subsidiary of Morgan Sindall Group

plc.

The BDC LLP Partnership Business Plan (PBP) sets out the nature and extent of development that will be undertaken by BDC. The PBP is a rolling five-year plan that is usually reviewed annually to provide an update on emerging priority sites and the programme of development activity for the next 12 months. It was last reviewed and approved by Cabinet in July 2021 and had been scheduled to be considered last autumn, however this was postponed due to the wider budget position of the Council. This report highlights that that the PBP will be reviewed and submitted to Cabinet for consideration in late 2023.

The purpose of this report is to seek approval to extend the "Option Execution Date" originally agreed within the Site Development Plans (SDP) for the Winter Gardens, Eden Glen and Cotlands Road car parks sites. The extension will enable further consideration and development work to continue.

## **15. Smart Place Programme: Next Steps**

599 - 684

The Smart Place Strategy adopted by the Council in 2022 sets out how the Smart Place programme aims to generate significant local value by helping to address some of the key challenges across the Bournemouth, Christchurch and Poole area, helping to secure major social and economic benefits. The programme supports the delivery of a number of priorities within the Council's Corporate Strategy, is strongly aligned to government's Levelling Up agenda and is a key foundation for the Council's Big Plan ambitions.

Funding of the Smart Place programme is a key challenge as at present there is no statutory responsibility nor associated financial support to enable the full development of Smart Places within the UK. The Smart Place strategy and the supporting Smart Place Investment Plan therefore set out a unique, financially self-sustaining business model aimed at securing major private investment to deliver the Smart Place programme across the whole of the BCP area.

Following the production of the Smart Place Investment Plan two years ago, the Smart Place team has had a series of detailed conversations with potential major investors, and in recent months it is has become clear investors are now ready and prepared to make a substantial investment into the programme. In the light of this opportunity for major private investment the time is right to seek to secure one or more suitable strategic investment partner(s) and to create a formal 'special purpose vehicle' (SPV) through which investment can be received and the programme funded and delivered.

## **16. Maintaining the momentum- PRS Housing scheme at Surrey Road, Bournemouth**

685 - 746

This scheme(site 17) is one of 44 projects within CNHAS currently being progressed along their development pipeline (refer Background Paper), has been brought forward from programme 5 - 'Harder to reach' sites, within the Council New build Housing and Acquisition Strategy (CNHAS) Programme - approved by Cabinet on the 29th of September 2021 and subsequently reviewed every 6 months since.

This 8 Unit scheme was submitted for planning on 22 March 2022 and a decision is anticipated imminently.

The building works are to be procured directly with the internal Construction Works Team, subject to the capacity and budgets being acceptable- if not we will tender externally.

They will be built using the design & construction principles as set out in the approved 2021 CNHAS Strategy – a 'fabric first' approach- to ensure they provide

high levels of thermal efficiency, space and amenity and minimise the need for retrospective environmental upgrades in the foreseeable future. Providing sustainable cost-efficient homes, critical at this time.

## 17. Culture Strategy

747 - 798

This report brings forward for adoption the first 'whole place' Cultural Strategy for the BCP region. It sets out key actions, owned by and consulted across the cultural and creative sector. This is underpinned by three key development goals covering talent, infrastructure and place. Central to the strategy is a clear vision to establish a leading cultural destination, home to a world class arts and cultural scene by 2032. This will be achieved by nurturing a wealth of creative organisations with high levels of graduate retention: a thriving hub for creative talent, community participation, social enterprise and entrepreneurship. The region will be renowned for our inclusive, diverse and accessible approach to participation and audience development, helping to define a great place to live, work, visit and invest.

Additionally, it will strengthen high levels of cultural connectivity, promoting year-round programmes of activity that are sustainable, cumulative and make the most of this transformational moment.

The Cultural Strategy will be delivered by the sector, owned and enabled by the Cultural Compact and supported by the Council and embodies a key moment in the changing relationship between the Council and the community.

Hosting of the Cultural Compact will transfer from BCP Council to Arts University Bournemouth from the 1<sup>st</sup> April 2023.

A Tourism Strategy has also been developed and is being brought forward for adoption by the Council in parallel with the Culture Strategy. Both strategies feature a number of cross-cutting actions and are set out to be interdependent.

## 18. Climate Programme

799 - 902

Following a significant refresh of the Climate Action Team in 2022, this report introduces a new approach to tackling our Climate and Ecological Emergency. The Climate Programme presents the Annual Report updating on progress, and an Action Plan of next steps. Furthermore, a draft Climate Action Strategy that will set out BCP Council's clear commitment and ambitious level of activity is in production and will be brought forward to a future Cabinet.

Annual Report headlines are:

- Strategic Aim 1: Make BCP Council and its operations carbon neutral by 2030 - BCP Council is currently on track to meet its 2030 Net Zero Goal and has **reduced scope 1, 2 and 3 emissions by 22% since 2019**.
- Strategic Aim 2: Work with the wider community to make the area carbon neutral before the UK target of 2050 – according to most recent data, recorded emissions in 2020 were 0.7% higher than those for 2019. However, this is due to methodology changes. If the sequestration from land use estimate had remained the same as the previous year, there would have been recorded an estimated 8% decrease in emissions. Total recorded emissions in 2020 are **3% below the 2017 baseline** published in the year our Climate and Ecological Emergency was declared. However, this reduction in recorded emissions is also affected by the methodology change. On a like-for-like basis, the reduction achieved would be greater (12%).

The Action Plan 2023/24 – 2024/25 lists the intended measures we expect to take



over the next two years to ensure we remain on the correct trajectory to meet the above Strategic Aims. A new Action Plan will be produced annually.

The Climate Action Strategy will be the overarching structure, containing roadmaps to ensure those Strategic Aims are met. It is currently in early draft form and is to be developed further over the next few months, with the intention to include it in a public engagement process before being revised and ultimately adopted by Council. The current draft is included as an appendix to this paper and Cabinet is asked to note its progress.

Each annual Action Plan will be designed to ensure the milestone targets set within the Climate Action Strategy roadmaps are achieved.

## **19. 2 Riversmeet Leisure Centre: Energy Improvements Business Case**

903 - 926

This application to the Green Futures Fund (as previously approved by the Future Infrastructure Board on 2 December 2022) is for replacement of plant, installation of controls, energy monitoring system and replacement of pool covers at 2Riversmeet Leisure Centre. These urgent works will ensure the ongoing operation of a valued corporate and community asset, whilst achieving reduced energy consumption and therefore reduced carbon emissions in line with the commitment of this Council under the Climate and Ecological Emergency declaration (2019). The funds being sought for the project are £478,500 and the energy savings per annum are estimated at £63,000.

## **20. Day Opportunities Strategy - Case for Change Report**

927 - 1032

The Day Opportunities Project has developed a 'Case for Change', working in co-production with people with lived experience, their families and carers, members of the public and a range of wider stakeholders.

Evidence to support the Case for Change has been gathered through a strategic needs assessment, a review of best practice and innovation, and a public view seeking exercise.

This has led to the formulation of 6 key priorities to underpin the future strategy, including 25 proposals for implementation over a period of the next 5 years 2023-2028.

This is an ambitious and comprehensive plan, aspiring to ensure there is blended approach to the future provision of day opportunities across BCP conurbation that promotes community presence, access to a wider range of services, personalisation, choice and safety for people who require day opportunities.

In acknowledging the aspirations of the proposed strategic design priorities, this will require further co-production engagement to realign services to meet current and future need within the available budget and release funding for the realisation of the key priorities.

## **21. Tourism Strategy**

1033 - 1066

This report brings forward for adoption the first 'whole place' Tourism Strategy for the BCP region. Developed in collaboration with the Destination Management Board it sets out a clear set of priority actions and outcomes for the development of the tourism offer over the next 5 years.

The Tourism Strategy responds to significant changes across the visitor economy in recent years, accelerated by the impacts of Brexit, the Pandemic and the challenges around cost of living and inflation.

The strategy sets out a new approach to delivery by the tourism industry and enabled by the Council. It establishes a strong vision and actions to deliver long

term growth in a core industry with an international award-winning reputation and demonstrates the Council's ongoing commitment to tourism. Finally, the strategy directly links with the Culture Strategy developed by the Cultural Compact with a number of cross-cutting actions. Both strategies are being brought forward for adoption by Cabinet at the same time.

**22. LTP Capital Programme 2023/24 and Programme for developing Local Transport Plan 4**

1067 - 1100

*At the time of writing this report the Department for Transport (DfT) have given indicative funding values for 2023/24 and 2024/25 at the level received in 2022/23.*

This report sets out and seeks financial approval for investment of the 2023/24 Local Transport Plan (LTP) grant allocation (capital funding) from the Department for Transport (DfT).

It is expected that the 2023/24 LTP Capital grant allocation for the Council will be £7.9 million comprising £3.1 million of Integrated Transport Block (ITB) funding and £4.8 million of Highway Maintenance funding.

This report also advises Cabinet of the proposed programme and governance structure for refreshing the Council's statutory Local Transport Plan in the light of emerging new government guidance. The report also seeks approval to develop the evidence base and proceed with developing a refreshed Local Transport Plan.

**23. Tender for Fly-tipping & Littering; update on progress**

1101 - 1104

On 23 November 2022 Cabinet considered the report 'WISE Fly Tipping Enforcement Review' and resolved that the pilot be extended to March 2023. Cabinet also approved an extension to the scope of the service, to include investigation and issuing of fines for littering in addition to fly-tipping and fly-posting offences which had formed the basis of the pilot. The report gave authorisation to officers to commence a Tender process to select a contractor. This report provides an update on the Tender process to date.

**24. Urgent Decisions taken by the Chief Executive in accordance with the Constitution**

The Chief Executive to report on any decisions taken under urgency provisions in accordance with the Constitution.

**25. Cabinet Forward Plan**

To Follow

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.