

# Notice of Special Place Overview and Scrutiny Committee



Date: Thursday, 2 February 2023 at 6.00 pm

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

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## Membership:

### Chairman:

Cllr S Gabriel

### Vice Chairman:

Cllr R Lawton

Cllr S Bartlett  
Cllr M F Brooke  
Cllr E Coope

Cllr M Earl  
Cllr D Farr  
Cllr A Hadley

Cllr M Iyengar  
Cllr C Rigby  
VACANCY

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All Members of the Place Overview and Scrutiny Committee 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=5552>

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: 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](https://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

25 January 2023

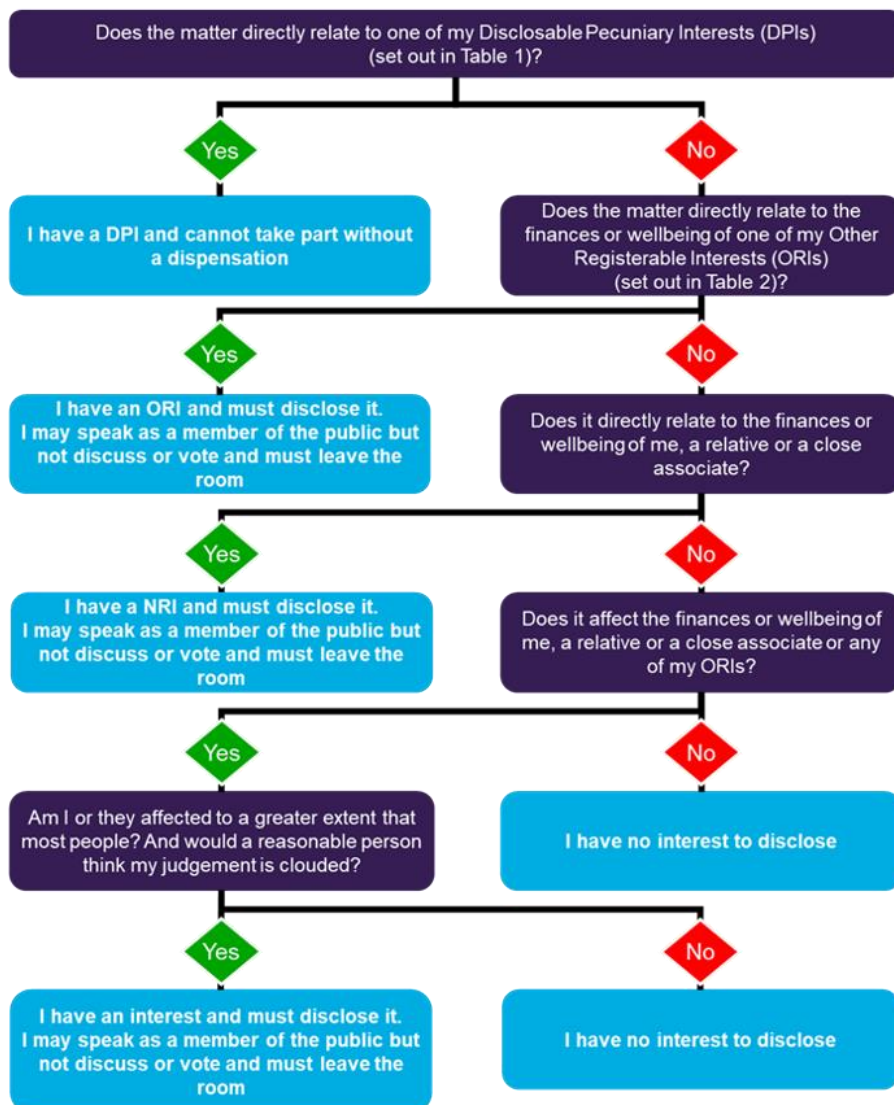


## Maintaining and promoting high standards of conduct

### 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. 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 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. Exclusion of Press and Public

In relation to the items of business appearing below, the Committee may be asked to consider the following resolution, depending on which issues may be discussed: -

‘That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3\* in Part I of Schedule 12A of the Act and that the public interest in withholding the information outweighs such interest in disclosing the information.’

\*(Information relating to the financial or business affairs of any particular person (including the authority holding that information));

**6. FuturePlaces - Outline Business Case for Chapel Lane Car Park**

1 - 76

The Place Overview and Scrutiny Committee are asked to consider the draft Chapel Lane Car Park Business Case and report scheduled for Cabinet consideration on 8 February.

The Committee is asked to scrutinise and comment on the report and if required to make recommendations or observations as appropriate.

Cabinet members invited to attend for this item: Councillor P Broadhead, Portfolio Holder for Development, Growth and Regeneration.

**7. FuturePlaces - Outline Business Case for Constitution Hill Car Park**

77 - 144

The Place Overview and Scrutiny Committee are asked to consider the draft Constitution Hill Car Park Business Case and Officer Decision Record.

The Committee is asked to scrutinise and comment on the report and if required to make recommendations or observations as appropriate.

Cabinet members invited to attend for this item: Councillor P Broadhead, Portfolio Holder for Development, Growth and Regeneration.

**8. FuturePlaces - Outline Business Case - Christchurch Civic Centre**

145 - 214

The Place Overview and Scrutiny Committee are asked to consider the draft Christchurch Civic Centre Business Case. Please note that this item has been deferred to the March Cabinet meeting, therefore in this instance the Committee is asked to consider the standalone business case in advance of Cabinet.

The Committee is asked to scrutinise and comment on the report and if required to make recommendations or observations as appropriate.

Cabinet members invited to attend for this item: Councillor P Broadhead, Portfolio Holder for Development, Growth and Regeneration.

**9. FuturePlaces - Outline Business Case Pool Civic Centre**

215 - 306

The Place Overview and Scrutiny Committee are asked to consider the draft Poole Civic Centre Business Case. Please note that this item has been deferred to the March Cabinet meeting, therefore in this instance the Committee is asked to consider the standalone business case in advance of Cabinet.

The Committee is asked to scrutinise and comment on the report and if required to make recommendations or observations as appropriate.

Cabinet members invited to attend for this item: Councillor P Broadhead, Portfolio Holder for Development, Growth and Regeneration.

## **10. FuturePlaces - Poole Quay**

The Place Overview and Scrutiny Committee are asked to consider the draft Project Outline Case for Poole Quay. Please note that further development and funding solutions for this item will be brought forward in a future report. The Committee are asked to consider this item for information at this stage.

The Committee is asked to scrutinise and comment on the report and if required to make recommendations or observations as appropriate.

Cabinet members invited to attend for this item: Councillor P Broadhead, Portfolio Holder for Development, Growth and Regeneration.

(This document is provided as a separate supplement due to its size)

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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## CABINET



Report subject	<b>BCP FuturePlaces Ltd - Outline Business Case for Chapel Lane</b>
Meeting date	8 February 2023
Status	Public with confidential appendix
Executive summary	<p>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.</p> <p>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 part of the Chapel Lane Car Park.</p> <p>This report sets out the outline business case (OBC) and highlights that FuturePlaces' recommended use for this site is that it is retained and developed out by the Council as a build to rent mixed-use residential scheme comprising ground floor commercial space and up to 27 new homes.</p> <p>This option meets the Council's strategic objectives and delivers against the Big Plan: Rejuvenate Poole and Act at Scale by delivering new homes for local people and providing new ground floor commercial space to support the regeneration and revival of Poole Town Centre and High Street by securing additional flexible contemporary space to support employment.</p> <p>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.</p> <p>It is anticipated that upon completion of the scheme the new homes will be let by the Council's wholly owned company Seascope Homes and Property Ltd.</p> <p>Cabinet is required to review the options outlined in the OBC and consider if the recommended option is the most appropriate and affordable in order to approve the progression of the regeneration</p>



	of this site in accordance with the recommended use identified and progress with the preparation of an FBC.
<b>Recommendations</b>	<p><b>It is RECOMMENDED that Cabinet:</b></p> <ul style="list-style-type: none"> <li><b>a) Approves the Outline Business Case for Chapel Lane Car Park North as set out in the confidential appendix A to this report endorsing the recommended option contained therein;</b></li> <li><b>b) Agrees to pay FuturePlaces for its development advice services and costs associated with the preparation of the outline business case totalling £31k, and to include the scheme in the Council's Capital Investment Programme;</b></li> <li><b>c) Agrees to move the project to Full Business Case stage and commit costs estimated at £753k;</b></li> </ul> <p><b>Agrees to declare the asset surplus to requirements and appropriate the land for planning purposes to enable development.</b></p>
<b>Reason for recommendations</b>	<p>To contribute to the Council's Corporate vision, specifically helping to create dynamic places, investing in the homes our communities need, revitalising and re-inventing our high streets and local centres in line with the vision set out in the Big Plan.</p> <p>FuturePlaces was formed to ensure BCP Council has the capacity, expertise, and resources to drive investment in regeneration and unlock value from major Council owned sites; it will also enable BCP Council to ensure that we deliver new homes and create well designed, local neighbourhoods.</p>



Portfolio Holder(s):	Councillor Philip Broadhead, Deputy Leader of the Council and Portfolio Holder for Regeneration, Economy, and Strategic Planning
Corporate Director	Graham Farrant, Chief Executive
Report Authors	Sarah Longthorpe, Director of Delivery - Regeneration
Wards	Poole Town
Classification	For Decision

## Background

1. BCP Council's Big Plan sets the ambition for the BCP area to be world class – one of the best coastal places in the world in which to live, work, invest and play. The Big Plan sets out five key aims that, if achieved, would deliver changes across the whole area supporting the creation of over 13,000 jobs across the local economy, the growth of businesses and prosperity of local communities.
2. The Council's Big Plan sets out the need to 'act at scale' by intensifying development in town centres and unlocking land on redundant brownfield sites, such as Holes Bay. In theory, the Council is in a strong position to drive investment in regeneration. In practice, it lacks the capacity to deliver at the necessary scale and pace to meet the challenges of growth and has insufficient in-house expertise in urban development and place making.
3. FuturePlaces Ltd was created in 2021 with the aim of achieving a step change in the scale, pace, and ambition of regeneration across the BCP area. The Council now has the potential to deploy the resources and expertise needed to deliver regeneration at scale, in a way that was more difficult for its predecessor authorities.
4. FuturePlaces business plan, approved by Cabinet in June 2022 sets out the Stewardship proposition and strategic objectives of the company alongside its delivery plan, ways of working, governance, and funding structures.
5. The business plan listed 16 sites alongside thematic studies and cross cutting projects and prioritised 5 delivery projects sites including this site.
6. The project gateway process is based on HM Treasury Green book guidance and requires that Cabinet/Council approve the OBC stage before an FBC is progressed. In accordance with the HM treasury green book guidance an OBC comprises 5 aspects, these are:
  - Strategic Case – demonstrate case for change
  - Economic Case – consider value for money
  - Commercial Case – assess the commercial viability
  - Financial Case – determine affordability
  - Management case - delivery

7. In summary, an OBC brings together feasibility work to validate that a project is feasible and worth pursuing to detailed design. Feasibility work includes consideration of appraising the site feasibility, constraints, commercial viability, planning policy and any other material considerations and planning obligations. The OBC purpose is to appraise options and highlight a recommended option that seeks to optimise the site and is acceptable in planning terms, whilst also including the anticipated outcomes, the funding strategy, and details the balance of costs, benefits, and risk foreseeable at that stage.
8. An OBC outlines the procurement strategy and seeks approval to commence the tender process. It is also important to note that approval of the OBC will support the necessary works to develop a full business case (FBC).
9. The purpose of the next stage, the FBC, is to finalise the design and business case. It will confirm the final time, cost, and quality expectations of the project as well as the proposed delivery pathway and check it is still in line with the OBC expectations. It is at this stage that firm consideration can be given as to whether it is still best to progress with the redevelopment proposals and further approvals can be sought.
10. At this stage members are required to consider the regenerative benefits of the recommended option alongside the financial commitment required to complete the FBC work in order to decide whether to endorse this approach.

### **Options Appraisal**

11. The OBC provides a full summary of the options considered including 'Do nothing' and 'Do minimum' options and sets out the reasons for recommending its preferred option.
12. FuturePlaces was set up to promote a long-term stewardship approach to the development of the Councils assets and has developed options on that basis.
13. However, in light of the current financial position of the Council as reported to Cabinet on 7 September, FuturePlaces has undertaken additional work to consider an option at the OBC stage that considers the short-term capital receipt realisation from a disposal at this point in time in order to assist and inform the Council's budget decision making process.
14. The Council has the option to not approve the proposed OBC. The risks associated with not progressing are highlighted in the risk assessment section of the OBC and summarised in this report. This option would not stimulate regeneration activity and the Council would not realise best value from its asset base.
15. Members are required to consider and determine if the recommended option is the best route for the Council to progress having considered its alignment with the Councils strategic objectives and Big Plan and the overall affordability through to delivery.

### **Chapel Lane Car Park (North) Recommended Option Overview**

16. Chapel Lane car park lies to the west of Poole High Street. There are two car parks (North & South) separated by a road. The OBC identifies a recommended option that focuses on a redevelopment of the north part of the car park only, with the retention of the south car park for public car parking.
17. The recommended option is to create a mixed-use development that will also enhance North Street as an access route to the high street and Poole Station and

increase the use of the public realm improvements to Hunger Hill. The scheme will incorporate a mix of Class E ground floor commercial space with active frontage to provide affordable high quality flexible work/sell/maker space and new homes above. The scheme could provide a small quantum of c587sqm of commercial space and up to 27 new homes. It assumes that both the commercial and residential elements are retained in Council ownership and let at market rents. It is envisaged that the new homes will be leased to the Council's wholly owned company Seascope Homes and Property Limited and let at market rent via Assured Shorthold Tenancies (ASTs).

18. The recommended option meets the Council's strategic objectives and delivers against the Big Plan: Rejuvenate Poole and Act at Scale by delivering new homes for local people and providing new ground floor commercial space to support the revival of Poole town centre and High Street by securing additional flexible contemporary space to support employment.
19. It should be noted that at this OBC stage the rental assumptions in the recommended option are in line with the current market levels. The need and rationale for more commercial space is outlined in the OBC however at this concept design stage there is still an element of flexibility, and this space could be repurposed for additional residential units if required. This will be further clarified and confirmed as part of the FBC.
20. The recommended option identifies a loss of 42 public car parking spaces and its associated income. It is expected that this income would be displaced to nearby Council car parks and the OBC highlights the overall regenerative benefits to the town centre of developing part of this site in order to support the decision to close the northern section of the car park. The benefit-cost ratio (BCR) of the recommended option ranges from 1.93 – 2.81. A BCR of above 1 is considered acceptable.
21. It should be noted that in this OBC the best BCR is derived from the Do Nothing and Do Minimum options as this site is currently an income generating car park, however, this would not deliver against any strategic objectives, nor provide any placemaking or regenerative benefits.
22. The OBC proposes that the south car park is retained and improved in the medium term and updated in due course to be a pilot 'green car park'. This could include:
  - introduction of permeable surface spaces to create a sustainable drainage system (SUD) to support town centre ground water management approach;
  - structural planting to enhance setting and encourage pollution mitigation and bio- diversity net gain;
  - EV charging points and;
  - enhanced sensitive lighting approach will improve security.
23. The OBC including a site plan is attached at confidential appendix A.

## **Consultation**

24. FuturePlaces has consulted internally with the following councillors on the OBC – Cllr Steve Baron, Lead Member for Poole Rejuvenation and with the Poole Town Ward councillors, with no objections received to-date.

25. FuturePlaces held an all members briefing on 6 September 2022 and consulted on the OBC.
26. FuturePlaces will consult with housing development colleagues on the strategic housing need across BCP and the potential mix and build to rent tenure of this scheme and will continue to engage as this is firmed up at FBC stage to ensure it continues to align with the Council's strategic housing objectives.
27. Officers have consulted internally with members of the Corporate Property Group on 14 September 2022 on the requirement to declare the site surplus to requirements to enable this redevelopment.
28. Currently there is no documented process to declare BCP Council assets surplus to service requirements, although a piece of work is underway with the Estates and Legal teams to progress.
29. A previous Capital Strategy and Corporate Asset Management Plan from the legacy Bournemouth Borough Council included a process for "The Identification of Under-Used Property Assets and Procedures for their Re-Use or Disposal". Under this process, a property is considered under-used if the return from the site (either in terms of its contribution towards Council objectives or financially) is significantly below that which could be achieved from:
  - a. an alternative use
  - b. disposing of the site and investing the income, or
  - c. intensifying the existing use.
30. The Corporate Property Group concluded that the disposal of part of the Chapel Lane Car park would support the delivery of new homes and the Big Plan regeneration objectives of the Council and endorsed this proposal.

## **Summary of financial implications**

### **FuturePlaces – General**

31. The approach to funding the company approved by Cabinet on 22 June 2022 means that FuturePlaces is funded in the first instance by a loan. The Council approved a £8m working capital loan facility to FuturePlaces in order that the company may manage its cashflow, particularly prior to a scheme being included in the Council's Capital Investment Programme (CIP) and thereby enabling FuturePlaces to invoice for work undertaken to date.
32. The initial risk of incurring expenditure on the OBC resides with FuturePlaces. FuturePlaces must assure itself that it is able to provide expert advice that results in the presentation of a viable and deliverable business case to the Council, that will be approved by Members and thereby triggering payment of the development advice.
33. Each scheme's supporting business case must consider the options available and outline its recommended option, setting out the anticipated outcome, the funding strategy, and details of any pertinent risks. The OBC stage will likely include high level estimates and assumptions but the necessary due diligence and evidence to provide robust data must be completed as part of the Full Business Case (FBC).
34. Payment shall only be made for development advice once a scheme has been approved and included in the Council's CIP. Payment will cover costs incurred to

date by FuturePlaces including external costs, staff costs and a contribution to overheads in accordance with the mechanism outlined in the company business plan approved by Cabinet on 22 June 2022.

35. The commissioning team has verified that the third-party services have been procured in accordance with the Council financial regulations including PCR 2015 and that the costs relate to these projects and the nature of the services and advice sought is appropriate and necessary to inform the OBC.
36. The Council's Medium Term Financial Plan (MTFP) does not contain any revenue budgets to fund advice from FuturePlaces as all costs are expected to be capitalizable. Should FuturePlaces require payment outside of the current funding method, a budget shall need to be explicitly requested, and approved, for inclusion in the Council's MTFP.
37. Should costs incurred by the Council for capital schemes which subsequently do not complete as intended, the costs would need to be written off to the Council's revenue account. No provision has been made in the Council's MTFP for such an event and therefore any write off would create a financial pressure in the year it occurred.
38. The costs associated with the preparation of each OBC and the ongoing financial commitments and risks developing the FBC regarding the Council are outlined below.

### **Chapel Lane**

39. The scheme has been assessed based on the high-level data included in the FuturePlaces OBC. Greater detail, following further due diligence, will be made available at FBC.
40. Alternative options and outcomes are considered in the OBC but have been discounted. These include:
  - a) Do nothing: whilst ensuring car parking income is retained, it is assumed this will be displaced to other town centre car parks. Furthermore, wider regenerative benefits are not achieved.
  - b) Disposal: a quicker return is likely (c£0.4m) but control of the timing and outcome would be lost.
41. The recommended option in the FuturePlaces Chapel Lane business case indicatively requires the Council to borrow £7.6m in total over 50 years using prudential borrowing.
42. The intention is to retain the predominately residential site and to earn rental income from the housing and commercial units. The OBC makes broad assumptions on the residential and commercial income rates and includes allowances for voids, which are in line with current market expectations.
43. All assumptions will be firmed up at the FBC stage with any challenges they currently present addressed (policy, financial, planning, design, delivery).
44. Financial challenges specific to this scheme include managing increasing construction costs, changes to borrowing costs particularly interest rates, and the wider economic effect on rental income that can be achieved. The current modelling indicates a viability gap of c£100k per annum between the annual cost of operations and servicing debt, compared to the income it is forecast to generate.

45. Consequently, Members need to assure themselves that these challenges can be overcome and are not insurmountable before agreeing to commit further sums.
46. Accepting the project risks and cost of progressing a FBC, the Council will, upon consideration of the FBC need to satisfy themselves that any borrowing is in accordance with the Prudential Code for Capital Finance in Local Authorities, and predominately the requirement to demonstrate that is affordable.
47. FuturePlaces development advice costs to date regarding the OBC total £31k with a further £753k forecast to complete the FBC. Should Council approve the recommendations in this report £31k would become payable to FuturePlaces immediately.
48. If the FBC does not demonstrate a viable scheme which the Council can progress, and it is therefore aborted, then any costs incurred to date would need to be written off to the Council's revenue account, potentially £784k in this case.

### **Summary of legal implications**

49. Cabinet is requested to recommend the approval of the OBC in relation to the Chapel Lane Car Park site and authorise FuturePlaces to progress to FBC. Cabinet is also asked to declare this asset surplus and appropriate the land for planning purposes to enable redevelopment and to agree to pay FuturePlaces its costs associated with this proposal.
50. Section 122 of the Local Government Act 1972 gives the Council a general power to appropriate Council-owned land that is no longer required for the purpose for which it is held for any purchase for which the Council has a statutory power to acquire land. Section 226 of the Town and Country Planning Act 1990 authorises the Council to acquire land for planning purposes where the Council believes the acquisition will facilitate the development or improvement of the land and achieve or promote the economic, social, or environmental well-being of any part of its area.
51. Section 233 of the TCPA further permits the appropriation of land for planning purposes where that land is to be sold or leased to a 3rd party to secure the best use of the land and any buildings or works upon it or to secure such development of the land as is needed for proper planning purposes. That section also requires the Council to obtain the best consideration reasonably obtainable for the land.
52. In reaching a decision, Cabinet members should consider whether the expenditure associated with this next phase is prudent having regard to the Council's general fiduciary duties. It must also reach a decision by reference to all relevant considerations, disregarding irrelevant ones and be satisfied that the course of action is a rational course of action for the Council. The OBC sets out the detailed rationale for this proposal as well as the forecast costs and potential benefits of moving the proposal onto the next phase.
53. Consideration should also be given to any risks associated with this proposal and again these are outlined in the OBC and should be addressed in detail in the full business case in the event that approval is given to progress to this stage.
54. Legal advice in relation to any procurement issues arising in progressing the development of a full business case should be sought at the relevant time.

## **Summary of human resources implications**

55. FuturePlaces has its own employment terms and conditions and payroll arrangements. Therefore, there are no human resources implications for the Council.

## **Summary of sustainability impact**

56. As a Council owned company, FuturePlaces will be required to provide its operational response to the Council's climate change emergency declaration.
57. FuturePlaces will contribute to the Council's Climate Emergency action plan by ensuring new development is resource efficient, adopts low carbon technology and leads to sustainable communities which are resilient to climate change and contribute to Biodiversity Net Gain either on site or through natural capital and landscape strategies.
58. FuturePlaces will be tasked, through the Commissioning Contract, with pursuing a low carbon approach to development: minimising the carbon impact of new developments, ensuring walkable neighbourhoods, and providing good access to public transport services.
59. FuturePlaces will play a key role in ensuring that opportunities are taken to reduce our city region's carbon footprint by providing sustainable transport choices and delivering low carbon, energy efficient buildings. They will aim to lead by example developing cleaner supply chains building local capacity to take forward the carbon reduction agenda. Cleaner supply chains and building the capacity to deliver carbon reduction locally.
60. Within the constraints of commercial viability and value for money, FuturePlaces will aim to deliver the best possible standards of low-carbon, energy efficient buildings taking account of the established BREEAM classifications. FuturePlaces is recommending the retention and redevelopment of both civic centre buildings, rather than demolition, in recognition of the significant level of embedded energy in the buildings.

## **Summary of Levelling Up Goals and Support**

61. This scheme will support the government's Levelling Up agenda (Levelling Up the United Kingdom: Executive Summary), in particular it supports the Levelling Up 'Medium Term Mission' to restore a sense of community, local pride and belonging, especially in those places where they have been lost:
- **Pride in Place:** By 2030, pride in place, such as people's satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between top performing and other areas closing.
  - **Housing:** By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government's ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.
  - **Crime:** By 2030, homicide, serious violence and neighbourhood crime will have fallen, focused on the worst affected areas.
62. In addition, the Council has adopted the following 'Levelling Up' Goals with its three priority goals being 8 - Good health and well-being, 12 – Building homes and



sustainable communities & 14 - Achieve equality through diversity & inclusion, all of which will be supported by accelerating regeneration.

### **Summary of public health implications**

- 63. By accelerating regeneration and investment there will be a better prospect of sustaining jobs and prosperity across the BCP area, improving housing and high-quality open spaces, with well designed, walkable, inclusive neighbourhoods that help promote health and well-being.
- 64. FuturePlaces will aim to produce developments that place a premium on quality-of-life considerations including safe, walkable neighbourhoods with good local amenities and access to quality green and open space.

### **Summary of equality implications**

- 65. As a company wholly owned, by the Council operating under the Teckal exemption FuturePlaces will be bound by the same obligations in relation to equalities as the Council itself and full Equalities Impact Assessments will be undertaken as developments are progressed.
- 66. At this OBC stage an EIA conversation/screening document has been completed for this site and reviewed by the EIA panel. The panel found the assessment proportionate and good to proceed subject to minor changes or mitigating actions as part of the development of the full business case. A copy is attached at appendix B.
- 67. It concludes that the proposal will benefit the location in terms of regeneration and will support BCP FuturePlaces stewardship approach ensuring the delivery of housing and the creation of sustainable, well-designed, and inclusive local neighbourhoods.

### **Summary of risk assessment**

- 68. The recommended option would require the Council to take on all the associated design, planning, construction, and rental risks. The key risks associated with the proposal are summarised below:
  - a. **Design & Planning stage** through consideration of title and legal due diligence and third-party access rights.
  - b. **Planning risks** through failure to achieve consent for proposed projects.
  - c. **Construction Risk** through procuring and managing assumptions against industry inflation.
  - d. **Market risks** through a downturn in the property market affecting local property rental values.
  - e. **Reputational risks** through FuturePlaces creating difficulties for the Council e.g., developing a position contrary to planning policy.
- 69. These risks will be updated and reviewed as part of the FBC risk assessment with mitigating actions identified.

## **Background papers**

## **Appendices**

Appendix A – Confidential - Chapel Lane Car Park North OBC

Appendix B – EIA Screening Tool

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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## Appendix B – EIA Screening tool

EIA Assessment: Conversation Screening Tool - Chapel Lane North	
<b>What is being reviewed?</b>	<p>An Outline Business Case (OBC) setting out recommendations for the future use of Chapel Lane (south) car park in Poole Town Centre.</p> <p>The OBC has been prepared by the Council's wholly owned Urban Regeneration Company - BCP FuturePlaces Limited.</p>
<b>What changes are being made?</b>	<p>Chapel Lane car park lies to the west of Poole High Street. There are two car parks – north and south - separated by the road and linked to the high street via a pedestrianised section of Chapel Lane.</p> <p>The OBC proposes a mixed-use development on the north car park to enhance North Street and provide an access route to both the High Street and Poole station.</p> <p>The scheme will consist of a mix of class E space at ground floor with active frontages which will create affordable high quality flexible works/sell/maker space in the vicinity of the High Street and transport connections.</p> <p>Upper parts, facing Hunger Hill, will provide town centre rental homes for local people. A building to the rear will include additional class E workspace on the upper levels.</p>
<b>Service Unit:</b>	Regeneration Delivery
<b>Participants in the conversation:</b>	<p>Corporate Management Board          Corporate Property Group          Sarah Longthorpe - Director of Delivery Regeneration,          Gail Mayhew, Managing Director, BCP FuturePlaces          Craig Beevers, COO BCP FuturePlaces          Andrew Burrell, Director of Development and Design BCP FuturePlaces,          Rob Dunford, Corporate, Business Case and Commercial Manager, Steve Cox Programme Manager BCP Future Places.</p>
<b>Conversation date/s:</b>	<p>July 2021 – August 2022.</p> <p>This project is one of the 14 initially allocated to BCP FuturePlaces in summer 2021.</p> <p>The proposals have been discussed at several BCP FuturePlaces Company Board meetings and at the Council's Big Plan Delivery Board. The project has also featured in several Cabinet Reports and as part of the company's annual Business Plan.</p>
<b>Do you know your current or potential client base? Who are the key stakeholders?</b>	<p>BCP Council          BCP FuturePlaces          Residents and visitors</p>

<p><b>Do different groups have different needs or experiences?</b></p>	<p>BCP FuturePlaces Limited is committed to a stewardship approach to the delivery of regeneration and the creation of well-designed sustainable and inclusive local neighbourhoods.</p> <p>The stewardship approach adopted by FuturePlaces supports the 6 domains identified as part of the measurement framework for Equality and Human Rights (measurement-framework-interactive.pdf (equalityhumanrights.com)), in particular:</p> <p><b>Living standards</b> – To enjoy an adequate standard of living, with independence and security, and be cared for and supported when necessary</p> <p><b>Health</b> – To be healthy, physically and mentally, being free in matters of sexual relationships and reproduction, having autonomy over care and treatment, and being cared for in the final stages of your life</p> <p><b>Justice and personal security</b> – To avoid premature mortality, live in security, and know you will be protected and treated fairly by the law</p> <p><b>Participation</b> – To participate in decision making and in communities, to access services, to know that your privacy will be respected, and to be able to express yourself.</p>
<p><b>Will this change affect any service users?</b></p>	<p>The proposals will impact users positively in terms of employment and housing availability.</p> <p>However, the redevelopment of the south car park will see a reduction in the number of car parking spaces.</p>
<p><b>What are the benefits or positive impacts of the change on current or potential users?</b></p>	<p>Development of the site will make a strong contribution to the rejuvenation of Poole, bringing new commercial activity and housing to better connect the recently improved public realm at Hunger Hill through to Poole High Street.</p> <p>Delivery of housing and commercial property will contribute positively to the ambition to create 13,000 new jobs, 15,000 new homes and towards securing £3bn investment into BCP.</p> <p>BCP Housing Strategy 2021-26 requires 2,637 new homes per annum to meet Government targets. Affordability ratios (median house price to median residence-based earnings) in BCP continue to be problematic. Current ratio is 11.3 compared to 9.8 in the Southwest and 8.92 in England and Wales. BCP is ranked 70th least affordable council area (out of 329).</p>



	<p>Increasing supply will help to reduce ratio and the proposed retention of the flats for private rental will retain the homes for local people.</p> <p>The project will also help to support the Heritage Action Zone objectives through creating high quality affordable residential and business space in the vicinity of the High Street.</p> <p>Significant quantities of office space in Poole have been lost through Permitted Development Rights (PDR) and there is a significant lack of space for start-ups and entrepreneurial businesses.</p>
<b>What are the negative impacts of the change on current or potential users?</b>	<p>There are no negative impacts in terms of the overall development proposals.</p> <p>However, the car parks are popular with shoppers due to easy, level accessibility to Poole High Street and the Outline Business Case proposes the retention of the Chapel Lane (south) car Park. There is ample alternative town centre car parking within very close proximity at the Dolphin Centre and Hill Street.</p>
<b>Will the change affect employees?</b>	No.
<b>Will the change affect the wider community?</b>	<p>The site is to the south of a busy road interchange where the A350 meets West Quay Road and the B3068 at Hunger Hill. The car parks are highly visible from this approach to the town centre. The setting has recently been enhanced by the Hunger Hill £9.6M public realm scheme which transformed excess street space into a landscaped park. It is a short walk south from Poole railway station and a similar distance southwest from the Dolphin shopping centre. Poole Quay is around half a mile to the south.</p> <p>The north car park represents a significant opportunity to create a better connection with the High Street along North Street to 're-stitch' the urban fabric consolidating development within the vicinity of the High Street and bringing additional activity and residences to support overall regeneration. Equally, the scheme will create a new visible gateway to Poole Old Town and the High Street.</p> <p>The Brewhouse and Kitchen pub sits adjacent to the north car park but is cut off from neighbouring commercial properties and the high street by the car park.</p> <p>The change will affect the community positively by continuing to regenerate the town centre and contributing to housing targets for the area. The type and tenure of the</p>

	<p>housing will meet or exceed planning requirements and public consultation will be undertaken as part of the Full Business Case development.</p> <p>The proposals will provide good accessibility to green spaces to improve <b>physical and mental health and wellbeing</b>.</p> <p>Chapel Lane benefits from direct access to new public open space to encourage people to engage with the natural environment, <b>encouraging informal interaction and improving community cohesion</b>.</p> <p>Safe links to the new open space will encourage children to play outside and interact informally with other <b>children</b> to improve self-esteem and build resilience.</p> <p>The new housing development will be designed to have higher accessibility standards, be adaptable to residents as they get older and their needs change, due to <b>age and/or reduced mobility</b>.</p> <p>New active frontage will create a much-improved sense of place and enhance the <b>safety and accessibility for pedestrians</b> whilst visually linking the Brewhouse and Kitchen with the other properties on North Street; increasing opportunities for the community to interact, <b>reducing loneliness and improving wellbeing</b>.</p> <p>The site also has the potential to spearhead significant improvement to pedestrian and cycling access to Poole railway station via Vanguard Road, which is currently poorly signposted, feels unsafe and is underused.</p>
<p><b>What mitigating actions are planned or already in place for those negatively affected by this change?</b></p>	<p>The reduction in the number of car parking spaces will be offset by encouraging greater use of suitable nearby alternative car parks which are programmed to undergo upgrading works in 2022/23. It could also help to encourage modal shift to bus, cycling or walking, in line with the Big Plan "Transforming Travel" ambition to create a sustainable travel network and "a town to walk in".</p> <p>As part of the Full Business Case development, work will be undertaken to review the current car parking provision across both north and south car parks along with consultation with transport colleagues to ensure that current users are not disadvantaged.</p>
<p><b>Summary of Equality Implications:</b></p>	<p>The proposals will benefit Poole Town Centre in terms of regeneration, creating a sustainable, well-designed and inclusive local neighbourhood and much improved sense of place.</p>

	<p>BCP FuturePlaces stewardship approach will include active frontage to encourage activity and vibrancy along with office space and residential accommodation which will create new job opportunities and contribute to BCPs housing targets.</p> <p>The potential negative impacts in determining the proposed use will be further considered and addressed as part of the Full Business Case development.</p>
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## OFFICER DECISION RECORD

This form should be used to record Executive decisions taken by Officers

<b>Type of Decision:</b>	<b>Major Operational Decision</b>		
<b>Decision Maker:</b>	Graham Farrant, Chief Executive		
<b>Service Area:</b>	Delivery - Regeneration	<b>Date:</b>	20 January 2023
<b>Contact Name:</b>	Sarah Longthorpe	<b>Tel No:</b>	01202 118760
<b>E-mail:</b>	sarah.longthorpe@bcpcouncil.gov.uk		
<b>Subject:</b>	<b>Outline Business Case for Constitution Hill</b>		
<p><b>Decision taken:</b>  <b>To approve the Outline Business Case (OBC) for Constitution Hill and endorse the option for a predominately affordable housing scheme on the site to be progressed and incorporated into the CNHAS programme, to be led by Housing Development with FuturePlaces retaining a design quality and placemaking role.</b></p> <p><b>To agree to pay FuturePlaces for its development advice services and costs associated with the preparation of the OBC totalling £42k.</b></p> <p><b>To agree to include the Constitution Hill scheme in the Council's Capital Investment Programme, acknowledging Housing Development will now be incurring £350k in addition to the OBC costs progressing the scheme to Full Business Case (FBC).</b></p>			
<p><b>Options considered:</b>  The OBC provides a full summary of the options considered including 'Do nothing' and 'Do minimum' options and sets out the reasons for recommending its preferred option.</p> <p>The Do-nothing option would incur ongoing costs to the Council associated with maintaining vacant buildings and would not deliver any new homes and meet the targets in the Councils CNHAS strategy or wider regenerative benefits.</p> <p>There is an option to not approve the proposed OBC. The risks associated with not progressing are highlighted in the risk assessment section of the OBC and summarised in this decision record. This option would result in high costs incurred with maintaining the vacant property and the Council would not realise best value from its asset base.</p> <p>FuturePlaces was set up to promote a long-term stewardship approach to the development of the Councils assets in accordance with the Councils corporate priorities and has developed options on that basis.</p> <p>However, in light of the current financial position of the Council as reported to Cabinet on 7 September, FuturePlaces has undertaken additional work to consider an option at the OBC stage that considers the short-term capital receipt realisation from a disposal at this point in time in order to assist and inform the Council's budget decision making process.</p>			

**Background:**

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 which included the regeneration of including the former Bournemouth & Poole College site on Constitution Hill in Poole.

This decision record summaries the OBC and highlights FuturePlaces recommended use for this site is for a residential housing scheme of approx. 88 new homes with a small community facility with value optimised through the outright sale of the residential elements and the retention of the commercial units, however it is proposed that an alternative option is progressed.

An alternative option set outs that a predominately affordable housing scheme could be delivered in accordance with the Council New Build Housing and Acquisitions Strategy 2021-2026 (CNHAS).

It is proposed the development and delivery of a predominately affordable scheme is led internally by Housing Delivery, collaborating with FuturePlaces who will undertake a design quality and placemaking role as this scheme is progressed through to completion.

Upon consideration against the Council's strategic objectives and housing need this is considered the most suitable and predominately affordable option.

The OBC has been produced in accordance with the HM treasury green book guidance and comprises 5 aspects, these are:

- Strategic Case – demonstrate case for change
- Economic Case – consider value for money
- Commercial Case – assess the commercial viability
- Financial Case – determine affordability
- Management case - delivery

In summary, an OBC brings together feasibility work to validate that a project is feasible and worth pursuing to detailed design. Feasibility work includes consideration of appraising the site feasibility, constraints, commercial viability, planning policy and any other material considerations and planning obligations. The OBC purpose is to appraise options and highlight a recommended option that seeks to optimise the site and is acceptable in planning terms, whilst also including the anticipated outcomes, the funding strategy, and details the balance of costs, benefits, and risk foreseeable at that stage.

The next stage, the FBC, to finalise the design and business case will be undertaken by Housing Development.

It is at this stage that firm consideration can be given as to whether it is still best to progress with the redevelopment proposals and final Cabinet/Council approvals can be sought.

**Constitution Hill Scheme**

The site at Constitution Hill was previously used by Bournemouth & Poole College for the delivery of educational services, however, has been vacant for a number of years. Originally it was purchased by Poole Council to provide space for the delivery of a new school. Changes since then and forecasts for the future mean the site is no longer required for that purpose.

It is situated in a largely residential area, and it is generally accepted that a housing led development is appropriate for this location and will contribute positively to the housing targets. The former college site is allocated in the Poole Local Plan as an urban allocation outside the town centre extension site for a minimum of 55 homes.

The land to the west of the site is undeveloped and designated 'white land' having no specific policy allocation or constraints. Given the character of surrounding area, residential development on the former Brownsea House site would likely be considered acceptable.

A report was taken to the Corporate Property Group in September 2022 where it was confirmed that the former college site was no longer required for educational purposes and that both the former Brownsea House site and the former college site are surplus to requirements.

The OBC recommends redevelopment of the site for residential purposes, with an emphasis on repurposing the existing buildings on site alongside new build and some ancillary commercial uses. The proposal is focused around converting the existing buildings and some new build to provide up to 88 new homes, a new community space, 283m<sup>2</sup> of commercial space and 106 parking spaces.

The main house and four lodges could be retained to provide 21 houses, with the St Andrews Hall worthy of retention for commercial use whilst its close proximity to a number of mature trees might inhibit substantial development. The additional areas within the site identified for new build could provide a further 10 houses and 57 apartments.

The capacity study suggests the site could provide a total of 88 homes made up of 65% apartments (1, 2 and 3 bed) and 35% houses (3 and 4 bed).

The OBC recommends Option 3/3a, developing out a residential scheme for a build to rent (BTR) market initially with a subsequent sale in year 6 retaining the commercial elements. It could however on consideration of the FBC when it is presented to Council decide to retain ownership of the whole scheme and not sell at a later date.

This option would require the Council to take all the design, planning, construction, market rent and sale risks and it does not reflect the wider housing needs or strategic objectives of the Council's CNHAS programme.

Therefore, it is suggested that Option 5 is progressed which involves transferring this residential led scheme to the in-house housing development team to include into the CNHAS programme. FuturePlaces could retain involvement in the design process to ensure placemaking and quality oversight, similar to the role they are undertaking on the Carters Quay scheme.

The exact tenure will be determined in accordance with the CNHAS strategy as part of the FBC to ensure any specialist housing solutions and the Council's strategic housing objectives are met.

The redevelopment will require the Council to utilise borrowing from the Housing Revenue Account (HRA) and Public Works Loan Board (PWLb) alongside grant funding opportunities to fund and construct the scheme with delivery through the Council procuring a construction contractor in accordance with the procurement regulations.

The OBC including a site plan is attached at confidential appendix A.

**Consultations undertaken:**

The Chief Executive has consulted with the Leader and Deputy Leader of the Council who are both in agreement with this decision.

[Pending - The Chief Executive to consult with the Chair of Place O&S as required for a major decision.]



[Pending – The Chief Executive to consult with Group Leaders.]

**Finance and Resourcing Implications:**

The approach to funding the company approved by Cabinet on 22 June 2022 means that FuturePlaces is funded in the first instance by a loan. The Council approved a £8m working capital loan facility to FuturePlaces in order that the company may manage its cashflow, particularly prior to a scheme being included in the Council's Capital Investment Programme (CIP) and thereby enabling FuturePlaces to invoice for work undertaken to date.

The initial risk of incurring expenditure resides with FuturePlaces. FuturePlaces must assure itself that it is able to provide expert advice that results in the presentation of a viable and deliverable business case to the Council, that will be approved by Members and thereby triggering payment of the development advice.

Each scheme's supporting business case must consider the options available and outline its preferred option, setting out the anticipated outcome, the funding strategy, and details of any pertinent risks. The Outline Business Case (OBC) stage will likely include high level estimates and assumptions but the necessary due diligence and evidence to provide robust data must be completed as part of the Full Business Case (FBC).

Payment shall only be made for development advice once a scheme has been approved and included in the Council's CIP. Payment will cover costs incurred to date by FuturePlaces including external costs, staff costs and a contribution to overheads in accordance with the mechanism outlined in the company business plan approved by Cabinet on 22 June 2022.

The commissioning team has verified that the third-party services have been procured in accordance with the Council financial regulations including PCR 2015 and that the costs relate to these projects and the nature of the services and advice sought is appropriate and necessary to inform the OBC.

The Council's Medium Term Financial Plan (MTFP) does not contain any revenue budgets to fund advice from FuturePlaces as all costs are assumed to be capitalizable. Should FuturePlaces require payment outside of the current funding method, a budget shall need to be explicitly requested, approved, and included in the Council's MTFP.

In this instance, where the recommendation is that this scheme is now progressed internally through Housing Development, the service will purchase the advice obtained to date by FuturePlaces and progress further detailed design work in-house.

Furthermore, should costs incurred by the Council for capital schemes which then do not complete as intended, the costs would need to be written off to the Council's revenue account. No provision has been made in the Council's MTFP for such an event and therefore any write off would create a financial pressure in the year it occurred.

Constitution Hill

The scheme has been assessed based on the high-level data included in the FuturePlaces OBC. Further detailed design and modelling will be undertaken by housing development in accordance with the CNHAS strategy.

Alternative options and outcomes are considered in the FuturePlaces OBC but have been discounted. These include:

- Do nothing: site remains underutilised, ongoing costs remain
- Disposal: a quicker return is likely (c£2m) but control of the timing and outcome would be lost.

The recommended option for the redevelopment of Constitution Hill to provide c88 new homes and would indicatively require the Council to fund the construction up to £24m in total via prudential borrowing. However, it is expected that further detailed modelling, dependant on the mix of tenures and consideration of the application of alternative funding, including HRA capital reserves and grants will reduce the level of borrowing requirement for this affordable housing scheme.

This will be confirmed in the final business case (FBC) which shall also address any other challenges the OBC highlights and will be presented to Cabinet/Council at a later date by Housing Development for approval.

Financial challenges specific to this scheme include managing increasing construction costs, changes to borrowing costs particularly interest rates, and the wider economic effect on rental income that can be achieved.

Accepting the project risks and cost of progressing a FBC the Council will, upon consideration of the full business case need to satisfy themselves that any borrowing is in accordance with the Prudential Code for Capital Finance in Local Authorities and predominately are requirement to demonstrate that it is affordable.

FuturePlaces development advice costs to date regarding the outline business case total £42k. This decision means £42k would become payable to FuturePlaces immediately.

In order to complete the FBC Housing Development will need to incur a further £350k. These costs shall be included on the Capital Investment Programme in the Council's General Fund. Should the FBC determine that the scheme would be better progressed via the Council's Housing Revenue Account (HRA) cost to date would be charged across and the land value would be appropriated at market value.

If the FBC does not demonstrate a viable scheme that the Council can progress and it is therefore aborted, then any costs incurred to date would need to be written off to the Council's revenue account, potentially £392k in this case.

**Name: Adam Richens**

**Date:**

**Signature (of Chief Finance Officer):**

**Legal Implications:**

The decision is to approve the OBC in relation to the Constitution Hill site and acknowledges that this site will now be progressed internally to full business case stage by housing development. It is also to agree to pay FuturePlaces its costs associated with this production of the OBC.

In reaching a decision, consideration should be given as to whether the expenditure associated with this next phase is prudent having regard to the Council's general

fiduciary duties. It must also reach a decision by reference to all relevant considerations, disregarding irrelevant ones and be satisfied that the course of action is a rational course of action for the Council. The OBC sets out the detailed rationale for this proposal as well as the forecast costs and potential benefits of moving the proposal onto the next phase.

Consideration should also be given to any risks associated with this proposal and again these are set out in the OBC and should be addressed in detail in the FBC in the event that approval is given to progress to this stage.

Legal advice in relation to any procurement issues arising in progressing the development of an FBC should be sought at the relevant time.

**Name: Susan Zeiss**

**Date:**

**Signature (of Monitoring Officer):**

**Risk Assessment:**

The recommended option would require the Council to take on all the associated design, planning, and construction risks. The key risks associated with the proposal are summarised below;

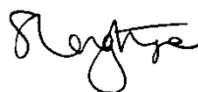
1. **Design stage** – through consideration of site constraints, title and legal due diligence.
2. **Planning risks** through failure to achieve consent for proposed projects.
3. **Construction Risk** through procuring and managing assumptions against industry inflation.
4. **Market risks** through a downturn in the property market affecting local property rental values.

In mitigation it should be noted that Housing Development have a strong track record of delivering affordable housing schemes and are best placed to progress this. All these risks will be considered as part of the detailed design work and mitigations put in place before final approvals are sought.

**Name:** Sarah Longthorpe

**Date:** 24/01/23

**Signature (of Officer Completing Assessment):**



**Impact Assessments:**

At this OBC stage an EIA conversation/screening documents has been completed for this site and reviewed by the EIA panel. The panel found the assessment proportionate and good to proceed subject to minor changes or mitigating actions as part of the development of the FBC. Copies are attached at appendix B.

It concludes that the proposal will benefit the location in terms of regeneration and will support BCP FuturePlaces stewardship approach ensuring the delivery of housing and the creation of sustainable, well-designed, and inclusive local neighbourhoods.

Consideration of the Council's Climate Emergency action plan will ensure any new development is resource efficient, adopts low carbon technology and leads to

<p>sustainable communities which are resilient to climate change and contribute to Biodiversity Net Gain either on site or through natural capital and landscape strategies.</p> <p>At the detailed design stage consideration will be given to pursuing a low carbon approach to development: minimising the carbon impact of new developments, ensuring walkable neighbourhoods, and providing good access to public transport services.</p>			
<p><b>Information for publication:</b></p>			
<p><b>Background papers:</b></p> <p><b>Appendix A – Confidential Outline business case</b>  <b>Appendix B – EIA Screening Tool</b></p>			
<p><b>Any declaration of interest by the Officer responsible for the decision</b></p>	<p><b>Nature of Interest</b></p>		
<p>No</p>			
<p><b>Note:</b> No Officer having a personal financial interest in any matter should take a decision on that matter. Other interests of a non-disqualifying matter should be recorded here.</p>			
<p><b>Any conflict of interest declared by a Cabinet Member who is consulted by the Officer taking the decision</b></p>	<p><b>Name of Cabinet Member</b></p>	<p><b>Nature of interest</b></p>	<p><b>Details of any dispensation granted by the Monitoring Officer</b></p>
<p>No</p>			
<p><b>Decision taken by: (print name and designation)</b>  Graham Farrant, Chief Executive</p> <p><b>Signature:</b></p> <p><b>Date of Decision:</b></p> <p><b>Date Decision Effective:</b></p> <p><b>Date of Publication of record of Major Operational decision:</b> As shown on web site</p>			

**Note:** A record of this decision should be kept by the Service Area within which the decision falls.



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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## EIA Assessment: Conversation Screening Tool – Constitution Hill

<b>What is being reviewed?</b>	<p>An Outline Business Case (OBC) setting out recommendations for the future use of a site located at Constitution Hill in Poole previously used by Bournemouth and Poole College.</p> <p>The OBC has been prepared by the Council's wholly owned Urban Regeneration Company - BCP FuturePlaces Limited.</p>
<b>What changes are being made?</b>	<p>The former Lady Russell Cotes House, which is Locally Listed, and associated buildings lie to the north of Constitution Hill behind Ocean Academy but is now unoccupied and subjected to considerable vandalism.</p> <p>The OBC proposes the retention and conversation of the heritage structures for residential use. Demolition of remaining buildings to prepare the site for further residential development, subject to the completion of a reference masterplan.</p> <p>It is anticipated that up to 88 new homes will be created along with a new community space in St Andrews Hall, supported by 106 parking spaces and the enhancement of substantial green infrastructure with an element of public access.</p>
<b>Service Unit:</b>	Regeneration Delivery
<b>Participants in the conversation:</b>	<p>Corporate Management Board  Corporate Property Group  Sarah Longthorpe - Director of Delivery Regeneration,  Gail Mayhew, Managing Director, BCP FuturePlaces  Craig Beevers, COO BCP FuturePlaces  Andrew Burrell, Director of Development and Design BCP FuturePlaces,  Rob Dunford, Corporate, Business Case and Commercial Manager, Steve Cox Programme Manager BCP Future Places.</p>
<b>Conversation date/s:</b>	<p>July 2021 – August 2022.</p> <p>This project is one of the 14 initially allocated to BCP FuturePlaces in summer 2021.</p> <p>The proposals have been discussed at several BCP FuturePlaces Company Board meetings and at the Council's Big Plan Delivery Board. The project has also featured in several Cabinet Reports and as part of the company's annual Business Plan.</p>
<b>Do you know your current or potential client base? Who are the key stakeholders?</b>	<p>BCP Council  BCP FuturePlaces  Residents and visitors</p>

<p><b>Do different groups have different needs or experiences?</b></p>	<p>BCP FuturePlaces Limited is committed to a stewardship approach to the delivery of regeneration and the creation of well-designed sustainable and inclusive local neighbourhoods.</p> <p>The stewardship approach adopted by FuturePlaces supports the 6 domains identified as part of the measurement framework for Equality and Human Rights (measurement-framework-interactive.pdf (equalityhumanrights.com)), in particular:</p> <p><b>Living standards</b> – To enjoy an adequate standard of living, with independence and security, and be cared for and supported when necessary</p> <p><b>Health</b> – To be healthy, physically and mentally, being free in matters of sexual relationships and reproduction, having autonomy over care and treatment, and being cared for in the final stages of your life</p> <p><b>Justice and personal security</b> – To avoid premature mortality, live in security, and know you will be protected and treated fairly by the law</p> <p><b>Participation</b> – To participate in decision making and in communities, to access services, to know that your privacy will be respected, and to be able to express yourself.</p>
<p><b>Will this change affect any service users?</b></p>	<p>There are no current users of the site which has been unused for several years.</p>
<p><b>What are the benefits or positive impacts of the change on current or potential users?</b></p>	<p>Development of the site will make a strong contribution to the rejuvenation of Poole; reviving a derelict site and providing much needed housing and new community facilities within easy reach of Poole town centre and the local high streets of Ashely Road and Ashley Cross.</p> <p>BCP Housing Strategy 2021-26 requires 2,637 new homes per annum to meet Government targets. Affordability ratios (median house price to median residence-based earnings) in BCP continue to be problematic. Current ratio is 11.3 compared to 9.8 in the Southwest and 8.92 in England and Wales. BCP is ranked 70th least affordable council area (out of 329). Increasing supply will help to reduce this ratio.</p>
<p><b>What are the negative impacts of the change on current or potential users?</b></p>	<p>There are no negative impacts in terms of the overall development proposals.</p>

Will the change affect employees?	No.
Will the change affect the wider community?	<p>The site is located in a largely residential area with no road frontage, and it is generally accepted that a housing-led development would be appropriate with an element of social use to benefit the local community. Shops and services are reasonably close by and there is a bus route along Constitution Hill Road.</p> <p>The proposals will enhance the green space to improve <b>physical and mental health and wellbeing</b> and encourage children to play outside and interact informally with other <b>children</b> to improve self-esteem and build resilience.</p> <p>The project envisages a community space to include a fitness studio and nursery which will <b>encourage informal interaction and improve community cohesion</b>. The new community hall will provide opportunities for the community to interact, <b>reducing loneliness and improving wellbeing</b>.</p> <p>The new housing development will be designed to have higher accessibility standards, be adaptable to residents as they get older and their needs change, due to <b>age and/or reduced mobility</b>.</p> <p>The change will affect the wider community positively by continuing to rejuvenate Poole and contributing to housing targets for the area. The type and tenure of the housing will meet or exceed planning requirements and public consultation will be undertaken as part of the Full Business Case development.</p>
What mitigating actions are planned or already in place for those negatively affected by this change?	There are no negative impacts envisaged for this proposal as the site is currently vacated and subject to vandalism.
Summary of Equality Implications:	<p>BCP FuturePlaces stewardship approach will benefit Poole in terms of regeneration, contributing to BCPs housing targets and creating a sustainable, well-designed and inclusive local neighbourhood and much improved sense of place.</p> <p>Any potential negative impacts in determining the proposed use will be further considered and addressed as part of the Full Business Case development.</p>



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
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