

Notice of Cabinet

Date: Wednesday, 14 January 2026 at 10.15 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY



Membership:

Chairman:

Cllr M Earl

Vice Chairman:

Cllr M Cox

Cllr D Brown
Cllr R Burton
Cllr A Hadley

Cllr J Hanna
Cllr R Herrett
Cllr A Martin

Cllr S Moore
Cllr K Wilson

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=6070>

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

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email press.office@bcpCouncil.gov.uk

This notice and all the papers mentioned within it are available at democracy.bcpCouncil.gov.uk

AIDAN DUNN
CHIEF EXECUTIVE

6 January 2026

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

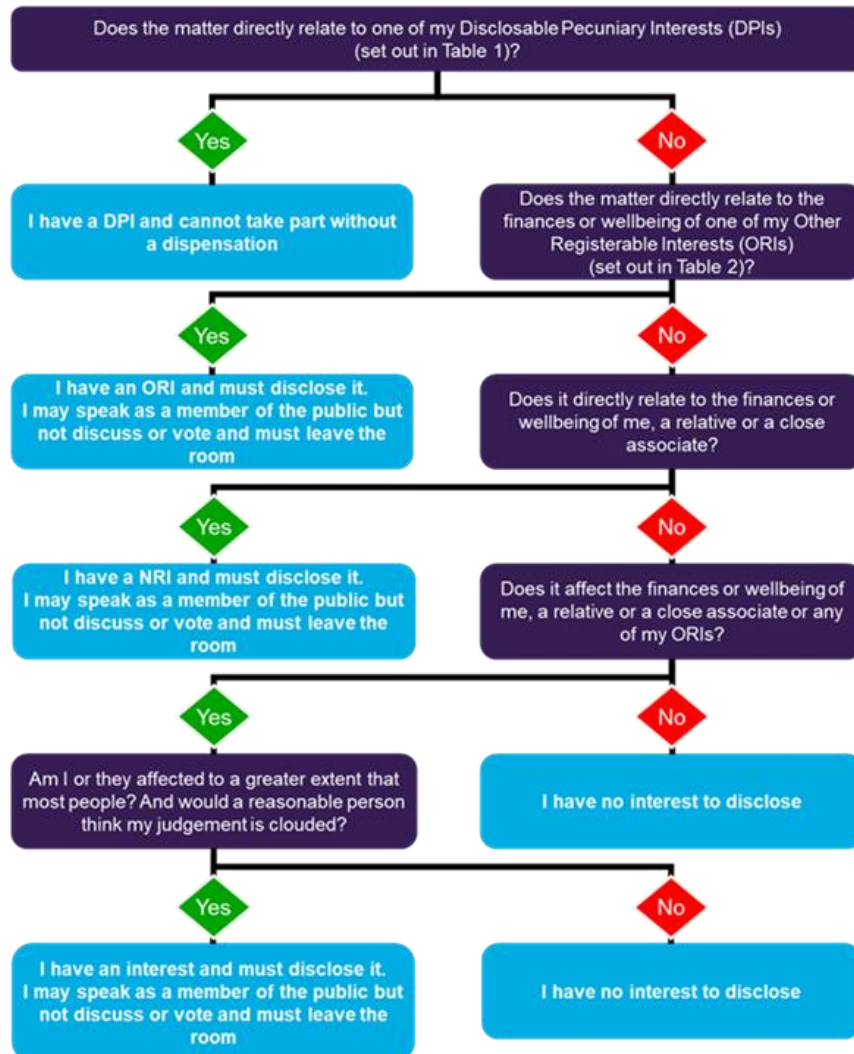


Maintaining and promoting high standards of conduct

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

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 17 December 2025.

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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 mid-day on Thursday 8 January 2026 [mid-day 3 clear working days before the meeting].

The deadline for the submission of a statement is mid-day on Tuesday 13 January 2026 [mid-day the working day before the meeting].

The deadline for the submission of a petition is Tuesday 30 December 2026 [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.

ITEMS OF BUSINESS

6. Council Tax - Tax base 2026/27

This report calculates and presents the proposed council tax base for council tax setting purposes in line with current legislation and guidance.

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7. Housing and Property Compliance Update (Housing Revenue Account)

This report provides performance information setting out how the council meets its responsibilities in ensuring that all council housing within the Housing Revenue Account is managed in a way that meets compliance with current health and safety legislation, best practice and regulatory standards to ensure the health and safety of residents. It also sets out

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issues concerning compliance and demonstrates how these are being managed.

This report includes an update on Damp and Mould, Decent Homes, Housing Health and Safety Rating System (HHSRS), Stock Condition and an internal Compliance Audit as part of a commitment to keep Cabinet informed on a quarterly basis on BCP Homes matters.

8. Two Riversmeet Studios

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The report details the feasibility and financial considerations for capital borrowing to fund a two-storey extension to Two Riversmeet Leisure Centre (2RM) to address the identified need for dedicated studio space in Christchurch. The investment aims to enhance the centres health and fitness offer, increase membership and income whilst supporting community wellbeing and aligning with the Councils corporate strategy.

9. 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.

10. Cabinet Forward Plan

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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.

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL

CABINET

Minutes of the Meeting held on 17 December 2025 at 10.15 am

Present:-

Cllr M Earl – Chairman

Present: Cllr D Brown, Cllr R Burton, Cllr A Hadley, Cllr J Hanna,
Cllr R Herrett, Cllr A Martin and Cllr S Moore

Present virtually: Cllr M Cox (Vice-Chairman)

Also in attendance: Cllr P Canavan (Chair of the Health and Adult Social Care Overview and Scrutiny Committee), Cllr B Nanovo, Cllr J Richardson and Cllr C Rigby (Chair of the Environment and Place Overview and Scrutiny Committee)

Also in attendance virtually: Cllr S Carr-Brown (Chair of the Children's Services Overview and Scrutiny Committee)

91. Declarations of Interests

Councillor Andy Hadley declared a non-pecuniary interest in Minute No. 101 (Designation of High Street Rental Auction area for Bournemouth town centre) as a Director of the Poole BID on behalf of the council and remained present for the discussion and voting thereon.

92. Confirmation of Minutes

The Minutes of the meeting held on 26 November 2025 were confirmed and signed as a correct record.

Note: With regards to the 29 October 2025 Cabinet minutes and the recommendations at Minute No. 64 (Upton Park Farm – Surrender of Lease) as advised at Council the minutes require amendment to include the additional recommendations at (c), (d) and (e) to read: -

- (c) Approve the funding for the purchase of the land south of the A35 which equates to approximately 18.4% of the market value from Community Infrastructure Levy (CIL) habitats site mitigation.
- (d) Approve the funding for the purchase of the land north of the A35 and building deemed surplus to requirements, which equates to approximately 81.6% of the market value, from capital receipts with these to be replenished by the receipts from the disposal of those acquired buildings deemed surplus to requirements.
- (e) Approve the disposal of those acquired buildings deemed surplus to requirements.

These recommendations were contained within the supplementary papers submitted to the 29 October 2025 Cabinet meeting in relation to this item and were agreed by Cabinet and subsequently Council.

93. Public Issues

Cabinet was advised that there had been no petitions or statements submitted by members of the public on this occasion, but that three questions had been received in relation to Agenda Item 11 (Improving biodiversity in Bournemouth, Christchurch and Poole) by a member of the public.

Public Questions

Public Question from Tony Hyde read by Democratic services

Can the cabinet explain the basis on which it has assessed and selected the three council-owned sites -Erlin Farm, Millhams Mead. and Solent Meads - given that Solent Meads currently generates guaranteed rental income from tenants, while Erlin Farm and Millham Meads generate no income?

Furthermore can the cabinet clarify how it has taken account of the projected annual value of biodiversity net gain credits at each site given that no assessment have yet been undertaken.

Response by the Portfolio Holder for Climate Response, Environment and Energy, Councillor Andy Hadley

The Council have taken advice from the habitat banking experts Finance Earth, and they analysed some of our suitable greenspaces. The three sites were chosen based on the potential to uplift the Biodiversity of these sites, and the timing of expiry of lease in the case of part of the Solent Meads site.

The detail of the assessments, including estimated value of biodiversity net gain credits are in the appendices for the Cabinet report under item 11.

Public Question from Tony Hyde read by Democratic services

In relationship to Solent Meads Golf Course, would it not have been better governance to inform the existing tenant that their lease would expire in 2026 and they would have to apply for a new lease through an open tender process, rather than simply informing them that their lease would not be renewed? How does the Cabinet justify this approach in terms of fairness transparency and continuity of income for the council.

Response by the Portfolio Holder for Climate Response, Environment and Energy, Councillor Andy Hadley

It would have been reasonable for a tenant to know when their lease would be expiring, but the tenant was informed of this in a meeting with Officers, and as a consequence he chose to raise a petition, sharing some quite inaccurate information.

Under public sector procurement rules, we are obliged to retender the opportunity at a reasonable frequency, and this provides fairness and transparency to all.

It is open to the existing tenant to reapply.

Public Question from Tony Hyde read by Democratic services

Presently what % of income from Solent Meads Tenant is currently re-invested in Solent Meads and will the tenant revenue be counted towards or offset BNG.

Response by the Portfolio Holder for Climate Response, Environment and Energy, Councillor Andy Hadley

Income from Solent Mead golf contributes to overall Council income and is not ring-fenced or allocated for a specific use, in common with many other tenancies of its type.

The income from the Golf course could not count towards biodiversity net gain.

Public Statements

Public Statement from Abigail McMullen, Chair of the Hengistbury & Wick Residents Association (HENRA) on Agenda Item 11 (Improving biodiversity in Bournemouth, Christchurch and Poole)

I speak as Chair of the Hengistbury & Wick Residents Association (HENRA), representing 579 members with a strong interest in the future of Solent Meads Golf Course as a vital community facility.

Residents have experienced significant change in recent years. In uncertain times, people value places that support wellbeing, connection, and continuity. Solent Meads is one such place and must remain a community-focused asset.

The course provides safe, inclusive, and affordable outdoor recreation for older people, disabled residents, learners, and families, many of whom have no realistic alternatives. Its flat, well-drained Par 3 layout, high local usage, year-round accessibility, and continued access for walkers make it unique.

Environmental improvement and community use can coexist. Any tender process must protect the course's core purpose: serving the community. We urge the Council to ensure future arrangements safeguard accessibility, affordability, and inclusivity, working constructively with residents to achieve outcomes that benefit all.

Public Statement from Matthew Steward on Agenda Item 11 (Improving biodiversity in Bournemouth, Christchurch and Poole)

I speak as a director of Golf for All Ltd, the Leaseholder at Solent Meads Golf for over 22 years and administrator of the petition against the closure of the golf course. When we were informed in November that there would be no more golf at Solent Meads we were outraged on behalf of the people who use the facility.

I started a petition which now has over 8,000 signatures. Solent Meads is not just a golf course it is a social club and is good for the wellbeing of the community. I cannot emphasise strongly enough how important the golf is at Solent Meads and I am pleased that due to the strong opposition from residents and the representation of our local councillors that golf is now

back on the table and I ask cabinet members to support the re-tendering of the site so that golf may continue.

94. Recommendations from the Overview and Scrutiny Committees

Cabinet was advised that there were no additional recommendations from the Overview and Scrutiny Committees on items not otherwise indicated on the Cabinet agenda on this occasion.

95. Medium Term Financial Plan (MTFP) Update

The Portfolio Holder for Finance presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'A' to these Minutes in the Minute Book.

Cabinet was advised that the report: -

- Aimed to ensure the council presents a robust legally balanced 2026/27 budget;
- Highlighted the significant amount of uncertainty at this time caused by fluctuations in the predicted outcome of the governments Fair Funding Formula review;
- Provided an update on the implications of the November local government finance policy statement, alongside the Chancellor's 26 November National Budget;
- Presented an update on the latest assumed MTFP position of the council;
- Included updates in respect of the existential threat to the council's financial sustainability caused by the accumulated and growing deficit on the Dedicated Schools Grant (DSG) as pertaining to the high needs block expenditure on Special Educational Needs and Disability (SEND); and
- Proposes not to change the Local Council Tax Support Scheme (LCTSS) for 2026/27 and therefore to continue with the same scheme the council has operated with since April 2019.

Councillor Patrick Canavan addressed the Cabinet in relation to the item stressing the importance of Scrutiny involvement in the budget process and of having all available information to consider options.

Cabinet discussed the report and highlighted the impact the SEND deficit was having on other services.

The Leader of the Council advised the Cabinet of the recent discussions by the Overview and Scrutiny Board in relation to this item and expressed thanks to the Board for their majority decision to support the recommendations as set out.

RESOLVED that Cabinet: -

- (a) Acknowledged the ongoing progress being made to address the funding gap for 2026/27;**

- (b) **Endorsed the latest position regarding the developing 2026/27 Budget and MTFP position;**
- (c) **Recognised the significant level of uncertainty at this time due to fluctuations in the predicted outcome of the governments Fair Funding Formula;**
- (d) **Approved the implementation of a restricted voluntary redundancy process to enable the delivery of 2026/27 savings from specific service-based restructures;**
- (e) **Requested Portfolio Holders, Corporate Directors and Budget Holders bring forward the necessary additional savings, efficiencies, additional income proposals and service adjustment proposals to enable the 2026/27 Budget to be legally balanced; and**
- (f) **Approved the continuation of the current Local Council Tax Support Scheme (LCTSS) for 2026/27.**

Voting: Unanimous

Portfolio Holder: Finance

Reasons

To comply with accounting codes of practice and best practice which requires councils to have a rolling multi-year medium term financial plan.

To provide Cabinet with the latest high-level overview of the 2026/27 Budget and 3-year medium-term financial plan including any updates on the government's proposals to return the SEND system to financial sustainability in 2025.

Recommendation from the Overview and Scrutiny Board

Cabinet noted the Overview and Scrutiny Boards support for the recommendations as set out in the report.

96. Dedicated Schools Grant (DSG) High Needs Expenditure Forecast 2025/26

The Portfolio Holder for Children, Young People, Education and Skills presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'B' to these Minutes in the Minute Book.

Cabinet was advised that the report responded to the agreed action in the quarter two budget monitoring report for 2025/26 for the Corporate Director for Children's Services to bring forward to December Cabinet a detailed report on the DSG high needs expenditure forecast and available mitigation measures.

Further to this Cabinet was advised that the report also sought Council approval for additional resources required over the approved budget.

Cabinet was informed that the quarter two budget monitoring for the DSG reported to the council's Cabinet on 26 November was a projected increase in the high needs funding gap for 2025/26 from the budgeted gap of £57.5m to £71.8m, and that this reflected higher than expected growth in demand in

the later months of the last financial year with this unabated and with a significant increase in the costs of pupil placements.

Cabinet was advised that the cumulative deficit at 31 March 2026 was projected to be £183.1m.

RECOMMENDED that Council: -

- (a) Approve a £14.3m increase in the 2025/26 high needs budget. This brings the forecast expenditure to £71.8m more than the grant made available by government as part of the DSG.**
- (b) Request the Corporate Director of Children's Services implement the deficit management measures outlined in this report.**

Voting: Unanimous

Portfolio Holder: Children, Young People, Education and Skills

Reason

The council's financial regulations require that all budget overspends are approved by the Council.

97. Corporate Performance Report - Q2

The Leader of the Council presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'C' to these Minutes in the Minute Book.

Cabinet was advised that BCP Council had adopted 'A shared vision for Bournemouth, Christchurch and Poole 2024-28' in May 2024, and that the shared vision was the corporate strategy which sets out the council's vision, priorities and ambitions as well as the principles which underpin the way the council works as it develops and delivers its services.

Cabinet was informed that incorporated in the vision was a set of measures of progress for achieving the vision, priorities and ambitions, and that this report was the performance monitoring report for Quarter Two 25-26, presenting an update on the progress measures.

In relation to this Cabinet was advised that the council's delivery against its priorities and ambitions can also be monitored through the performance dashboard which is available on the council's website providing up-to-date real time information on the progress measures.

In introducing the report the Leader of the Council proposed that an additional recommendation be included at (d) to read: *'note the performance exception reports relating to areas of underperformance and tasked corporate directors to take action to improve performance.'*

This amendment was supported by the seconder of the report and therefore become the substantive recommendations for consideration.

RESOLVED that Cabinet: -

- (a) considered the Quarter Two performance;**
- (b) noted that work continues to expand the data available on the interactive performance dashboard;**

- (c) **noted the positive activities highlighted in the report; and**
- (d) **noted the performance exception reports relating to areas of underperformance and tasked corporate directors to take action to improve performance.**

Voting: Unanimous

Portfolio Holder: Leader of the Council

Reason

Our shared vision for Bournemouth, Christchurch and Poole sets out the priorities and ambitions against which the council's performance will be judged, and as such is a vital component of the council's performance management framework.

An understanding of performance against targets, goals and objectives helps the council to assess and manage service delivery and identify emerging business risks.

98. Waste Strategy for Bournemouth, Christchurch and Poole Council 2026-2036

The Portfolio Holder for Climate Response, Environment and Energy presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'D' to these Minutes in the Minute Book.

Cabinet was advised that with the UK Government progressing major waste legislation and policy reforms, the Waste Strategy for BCP Council 2026-36 has been drafted setting out clear ambitions and commitments, with consideration to the key drivers for change, to provide a pathway for enhancing our waste and recycling services over the coming decade.

Further to this Cabinet was advised that this strategy will direct the retender of a major waste disposal contract in 2027 and sets out ambitions and supporting actions for progressing towards achievement of our waste and carbon targets by 2035.

The Chair of the Environment and Place Overview and Scrutiny Committee, Councillor Chris Rigby addressed the Cabinet advising that the Committee at their receive meeting had thoroughly debated this item following which the following recommendations had been unanimously agreed: -

The committee supported the recommendations as set out in the report and supported option 1 regarding the removal of current separate kerbside battery collections but requested an additional point be included in respect of this option to read: -

- (ii) *and to develop a convenient battery recycling scheme with local businesses to create more easily accessible drop off points*

In addition, the Committee recommended the strategy at appendix 1 be amended to include the following amendments: -

1. *Paragraph 5.1 of Appendix 1 'A Waste Strategy for BCP Council 2026-2028' be amended to include 'and incineration' so that the*

paragraph reads '5.1 Tendering waste disposal contracts that embed the waste hierarchy and minimise the use of landfill and incineration'; and

2. *Paragraph 5.3 of Appendix 1 'A Waste Strategy for BCP Council 2026-2028' be amended to include 'whilst also considering the carbon footprint of the type of disposal' so that the paragraph reads '5.3 Prioritising waste site proximity where possible, so waste travels only as far as it needs to and reduces the significant carbon impact of transporting waste whilst also considering the carbon footprint of the type of disposal'.*

The Portfolio Holder thanked the Environment and Place Overview and Scrutiny Committee for their consideration of the report and their recommendations. In relation to this the Portfolio Holder advised that he felt the additional recommendation of (ii) was not necessary as people would be signposted to available organisations, and that this would include those who offered a postal collection of batteries which would assist those unable to access those in shops. In addition, the Portfolio Holder advised that any shops selling batteries were required to provide a collection of used batteries.

Further to this the Portfolio Holder advised that the recommendations raised in relation to paragraph 5.1 and 5.2 would be included within the tendering priorities and that he was happy to accept both of those recommendations.

The seconder advised that they were also content with these.

RECOMMENDED that Council: -

- (a) **note the consultation report, summarising feedback from residents and stakeholders;**
- (b) **adopt the Waste Strategy for BCP Council 2026-2036 including the additional wording for paragraphs 5.1 and 5.2 as recommended by the Environment and Place Overview and Scrutiny Committee; and**
- (c) **approve the following service change to progress supporting actions set out in the Waste Strategy:**
 - (i) **removal of current separate kerbside battery collections where household batteries are collected in a clear bag placed on top of the kerbside recycling bin.**

Voting: Unanimous

Portfolio Holder: Climate Response, Environment and Energy

Reason

Adoption of the Waste Strategy for BCP Council provides the framework for waste management across the conurbation for the next 10 years and demonstrates a commitment to the provision of high performing waste management services across our three Towns.

Drafted, with consideration to the key drivers for change, to provide a clear pathway for progressing our waste and recycling services over the coming

decade, offering flexible, comprehensive and efficient waste collections and supporting service that engage residents and commercial customers to effectively manage their waste.

The strategy providing a key framework to direct the tender of our major waste disposal contracts and progress towards achieving our waste and carbon targets over the period of this strategy, whilst enabling greater engagement in reuse and repair activities and campaigns will reduce waste for BCP Council to manage and enhance community action.

Recommendations from the Environment and Place Overview and Scrutiny Committee

Cabinet noted the recommendations from the Environment and Place Overview and Scrutiny Committee and in relation to these did not accept the additional proposed recommendation at (ii) as it was highlighted that members of the public would be signposted to available organisations which it was considered would meet the concerns of the Committee.

Cabinet did accept the inclusion of the additional wording in respect of paragraphs 5.1 and 5.2 which were accepted by the Portfolio Holder for inclusion in the Waste Strategy.

99. Statutory Duty to Biodiversity

The Portfolio Holder for Climate Response, Environment and Energy presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'E' to these Minutes in the Minute Book.

Cabinet was advised that access to nature is of vital importance for the health and well-being of residents and visitors, supporting mental and physical health.

In relation to this Cabinet was informed that BCP was an area of high nature value but access to green spaces is unequal, and biodiversity is generally declining across the UK and within BCP.

Cabinet was advised that the report outlined the actions taken by BCP Council to comply with the Biodiversity Duty under the Environment Act 2021, and that it summarised our Green Infrastructure strategy framework, a report on Biodiversity net gain, our mitigation policies and delivery, green space capital improvements and countryside management.

Further to this Cabinet was informed that it presented BCP's first report on biodiversity and a summary of monitoring, reporting and our actions for delivery for nature recovery, and that these plans will ensure nature is considered fully, declines are reversed and that access to nature is provided.

In addition, Cabinet was informed that it will support the greening of our urban environment and are part of the work as foundation level Nature Towns.

RESOLVED that: -

- (a) the first BCP Biodiversity report is approved, meeting BCP's Statutory duty under the Environment Act, including the first report on Biodiversity Net Gain; and**
- (b) a high-level Green Infrastructure action plan is approved, including a BCP Urban Nature Forum and the formation of the Nature Recovery Dorset delivery group**

Voting: Unanimous

Portfolio Holder: Climate Response, Environment and Energy

Reason

To meet statutory duty to biodiversity as set out in the 2021 Environment Act.

100. Improving biodiversity in Bournemouth, Christchurch and Poole

The Portfolio Holder for Climate Response, Environment and Energy presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'F' to these Minutes in the Minute Book.

Cabinet was advised that BCP Council had a statutory duty to conserve and enhance biodiversity and has committed, in its Shared Vision 2024 – 2028, to create 'vibrant places where people and nature flourish'.

Cabinet was informed that three council-owned sites had been identified where different land management approaches would increase the diversity of wildlife, create nature corridors and improve residents' health and wellbeing by making natural areas more accessible to explore and enjoy.

Cabinet was advised that these sites were Erlin Farm, Millhams Mead and Solent Meads.

Further to this Cabinet was advised that to avoid creating new pressure on the budget at a time of financial challenge across the council, this paper set out a sustainable funding proposal and options for a mechanism to deliver this.

Cabinet was informed that a previous Cabinet paper had approved the principle of creating a mechanism to enable BCP Council to sell Biodiversity Net Gain (BNG) units from council-owned land, either in-house or via an arms-length organisation, and that this paper focused on the funding mechanism and outlined options with a recommended approach.

Cabinet was advised that since BNG became law in February 2024, approximately £187k worth of funding for nature (in the form of BNG unit purchases) had gone to other areas of England from development activity which had taken place in BCP Council's Local Planning Authority (LPA) area.

In relation to this Cabinet was informed that this meant that areas outside BCP are benefiting from improved biodiversity and the associated improved health and wellbeing impacts, and that the recommendations in this paper

would establish a mechanism to ensure the benefits of the BNG planning policy would remain within Bournemouth, Christchurch and Poole.

Cabinet was advised that where the current use of a site is proposed to change, a period of public and stakeholder engagement will be undertaken to ensure the best approach for nature and residents, and that this will come forward in a future report for a further decision.

Further to this Cabinet was advised that none of the changes would involve building on these sites, and that this would fundamentally contradict the objective of creating more habitat and increasing biodiversity.

Councillor Bernadette Nanovo addressed Cabinet on behalf of herself and Councillor Judy Richardson as Ward Councillors for East Southbourne and Tuckton highlighting that Solent Meads was based within the Ward. Councillor Nanovo advised that once it became apparent that the golf course was at risk there had been an overwhelming response from residents highlighting the popularity and importance of the golf provision and stressing that this provision should continue. Further to this Councillor Nanovo advised that Solent Meads should be tendered as a golf facility and that the tender should include a suitably long lease to enable investment in the site, and that ward councillors and residents should be consulted and a decision brought back to Cabinet should there be removal of any of the golf facilities for biodiversity net gain.

Cabinet considered and discussed the report during which the importance of biodiversity net gain was emphasised.

RESOLVED that Cabinet: -

- (a) noted the previous Cabinet decision to sell BNG units in principle and approves an in-house mechanism for selling BNG units, while continuing to monitor the BNG market and explore alternative approaches;**
- (b) approves the improvement of habitats at up to three Council-owned sites (Erlyn Farm / Millhams Mead / Solent Meads outside the golf course area) for future supply of BNG units; and**
- (c) looks to improve nature as part of the re-tendering of golf and other leisure use for the existing Solent Meads golf course area.**

Voting: Unanimous

Portfolio Holder: Climate Response, Environment and Energy

Reason

Improving biodiversity across BCP benefits nature which in turn improves residents' health and wellbeing.

Creating a sustainable funding mechanism for this work avoids additional pressure on BCP Council budgets.

BCP residents will benefit from the requirement for developers to leave habitats for wildlife in a measurably better state than they were before development.

The longer BCP remains without a supply of BNG units, the greater the risk to its green infrastructure. This could lead to environmental degradation and the loss of investment to areas outside BCP, missing the opportunity to deliver high quality nature for local communities.

Managing the delivery of BNG units in-house on at least one council-owned site offers the fastest and most practical route to improving biodiversity in the conurbation. It also enables the council to test the BNG sale process and market with minimal investment and risk. This approach allows BCP Council to learn, address uncertainties, observe how the emerging market evolves, and assess the ease of selling units.

Delegating authority to officers to select the initial site/s provides the necessary time and mandate to carry out detailed modelling, planning, costing, and stakeholder engagement ensuring informed decisions about which sites to prioritise.

101. Designation of High Street Rental Auction area for Bournemouth town centre

The Portfolio Holder for Destination, Leisure and Commercial Operations presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'G' to these Minutes in the Minute Book.

Cabinet was advised that High Street Rental Auctions, as part of new government legislation, will enhance the council's ability to bring long-term vacant properties on the high-street back in to use via an auction process.

In relation to this Cabinet was advised that the Levelling-up and Regeneration Act 2023 gives the Authority the power to go ahead with the High Street Rental Auction (HSRA) a new permissive power, and that as per the guidance, once the Authority has designated specific streets or areas as HSRA areas (following a mandatory 28 day consultation) which satisfy the test that the area is important to the local economy due to a concentration of high street uses. The designation is registered as a local land charge.

Cabinet was informed that the Authority can then only use the powers in that area designated, and that this does not stop more areas being designated later provided they also meet the test and can be funded.

Cabinet was advised that BCP Council undertook a public consultation to gauge opinions from key stakeholders over the required period of 28 days during the summer of 2025, and that the results highlighted a 75% approval for the programme, which clearly demonstrated a local desire for HSRAs to be implemented and bring new life to the high street.

Further to this Cabinet was informed that the next step in the process was for Cabinet to designate the high streets within Bournemouth town centre, and that without this, the power of HSRAs cannot be implemented.

Cabinet was advised that it should be noted that the HSRA process is multi-stage and may take several months from designation to the first auction, due to statutory notice periods and preparatory work.

Councillor Patrick Canavan addressed the Cabinet advising that he would welcome Boscombe being included in the future.

Cabinet members spoke in support of the report and of the importance of investment of vibrant high streets.

RESOLVED that: -

- (a) Cabinet approved the designation of the HSRA area for Bournemouth town centre (see map in paragraph 4); and**
- (b) Cabinet agreed to delegate approval to the Chief Operations Officer in consultation with the Portfolio Holder for Destination, Leisure and Commercial Operations to consider future designated areas or HSRAs subject to adhering to the consultation requirements.**

Portfolio Holder: Destination, Leisure and Commercial Operations

Voting: Unanimous

Reasons

- (a) The Pre-HSRA work as defined by MHCLG requires the Local Authority to designate the high street before any auction notice can be served.
- (b) The recent HSRA public consultation on the proposed designated area resulted in an overall favourability of 75% when asked 'Do you agree or disagree with the proposed area, shown in the map.'?
- (c) The HSRA programme supports the council's Corporate Strategy:
 - i. Revitalising and reinventing high streets and local centres
- (d) The HSRA programme supports the council's High Street and District Centre Strategy:
- (e) Reimagining High Streets
- (f) Encouraging local investment
- (g) Transforming empty buildings
- (h) Improving the public realm
- (i) Celebrating pride in local communities
- (j) Supporting high street businesses
- (k) Although the vacancy rate by unit in Bournemouth town centre is roughly in line with national averages at 20%, there is clearly a great potential for HSRAs to engage landlords to fill those vacant units.
- (l) Bournemouth town centre continues to generate positive headlines, with examples including the successful openings of The Ivy and The Botanist, the collaborative Citizens' Panel, and the ongoing transformation of Bobby's, among other initiatives. Introducing HSRAs will build on this momentum and further revitalise the area.

Councillor Andy Hadley declared a non-pecuniary interest in this item as a Director of the Poole BID on behalf of the council and remained present for the discussion and voting thereon.

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

Cabinet was advised that no urgent decisions had been taken in accordance with the Constitution since the last meeting of the Cabinet.

103. Cabinet Forward Plan

The Leader advised that the latest Cabinet Forward Plan had been published on the Council's website.

The meeting ended at 12.43 pm

CHAIRMAN

CABINET



Report subject	Council Tax - Tax base 2026/27
Meeting date	14 January 2026
Status	Public Report
Executive summary	This report calculates and presents the proposed council tax base for council tax setting purposes in line with current legislation and guidance.
Recommendations	<p>It is RECOMMENDED that Cabinet:</p> <p>(a) Approves the report for the calculation of the council's tax base for the year 2026/27 and recommends the tax base to Full Council.</p> <p>(b) Pursuant to the report, and in accordance with the Local Authorities (Calculation of Council Tax Base) Regulations 1992, as amended, the amount calculated as the council tax base for Bournemouth, Christchurch and Poole Council for 2026/27 is 152,481.7</p>
Reason for recommendations	The Council is required by the Local Authorities (Calculation of Tax Base) Regulations 1992, as amended, to calculate the council tax base for the financial year 2026/27.
Portfolio Holder(s):	Councillor Mike Cox, Portfolio Holder for Finance
Corporate Director	Aidan Dunn, Chief Executive Officer
Report Author	Matthew Filmer, Assistant Chief Financial Officer Russell Oakley, Finance Manager - Technical
Wards	Council-wide
Classification	For Recommendation

Background

1. Bournemouth, Christchurch and Poole (BCP) Council is required to calculate its tax base in accordance with the Local Authorities (Calculation of Tax Base) Regulations 1992, as amended, and provide this information to the Dorset Police & Crime Commissioner, the Dorset & Wiltshire Fire & Rescue Authority as well as the relevant parish, town and neighbourhood councils in the BCP Council area.

Calculation of the council tax base

2. Under the Local Government Finance Act 1992 and accompanying regulations, detailed procedures exist for calculating the tax base which will be used for calculating the levels of council tax charged to residents. The tax base for BCP Council is expressed as the number of band D equivalent properties and will be used to calculate BCP Council's element of council tax as well as the council tax charged by other preceptors.
3. The detailed calculation of the BCP Council tax base is provided in Appendix A.
4. The calculations include estimated changes in the Valuation Office's Valuation List that will take place during 2026/27 by reference to the following:
 - a) Provision for successful appeals
 - b) Provision for exempt properties
 - c) Changes in the number of properties (demolitions and new additions)
 - d) Cost of local council tax support scheme (LCTSS)
 - e) Estimated single person and other discounts
 - f) Estimated collection rate
5. The total estimated tax base for BCP Council has increased from 151,574.2 in 2025/26 to 152,481.7 in 2026/27 (0.6%).
6. The increase is due to additional properties being built, a lower number of dwelling claiming as part of the local council tax support scheme as well as a specific reduction in a discount rate as set out in paragraph 7 below. The weighted average collection rate is estimated at 98.5% (98.5% 2025/26).
7. The tax base has been calculated with the assumption that beach huts at Mudeford Sandspit and Hengistbury Head, which currently receive a 50% Council Tax discount, will be removed entirely.
8. In addition to calculating the tax base for BCP Council, a separate tax base must be calculated for each part of the council's areas to which a special item of expenditure relates. Parish, town and neighbourhood councils are all treated as special items for these purposes and their precepts are charged only over the tax base for the relevant area. This is provided in Appendix B to this report.
9. The council tax requirement for 2026/27, which is to be approved by BCP Council on the 10 February 2026, will be divided by the calculated tax base to arrive at the charge for a band.

Options Appraisal

10. The council can make differing assumptions regarding the estimated additions, deletions, exempt properties, discounts, cost of LCTSS and the collection rate and their impact on the tax base. However, these have been set at a level based on historical trends and with due regard to the current economic environment in order to ensure as far as possible that a deficit does not occur on the collection fund.

Summary of financial implications

11. As set out in the body of this report.

Summary of legal implications

12. The calculation and approval of the tax base is a crucial step in the council being able to set a legal balanced budget for 2026/27.
13. The council must set its tax base in accordance with the Local Authorities (Calculation of Tax Base) Regulations 1992, as amended, and inform other preceptors of their relevant tax base.

Summary of human resources implications

14. None

Summary of sustainability impact

15. None

Summary of public health implications

16. None

Summary of equality implications

17. None

Summary of risk assessment

18. None

Background papers

None

Appendices

Appendix A – BCP Council tax base 2026/27

Appendix B – Parish, town and neighbourhood council tax bases 2026/27

Appendix A – BCP Council tax base 2026/27

BAND	Disab A	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
Total Properties	0.0	26,799.0	34,639.0	54,438.0	36,096.0	21,885.0	9,436.0	5,821.0	1,324.0	190,438.0
Exempt Properties	0.0	1,797.0	686.0	1,473.0	1,756.0	389.0	168.0	67.0	33.0	6,369.0
Demolished Dwellings	0.0	3.0	9.0	3.0	4.0	0.0	0.0	3.0	1.0	23.0
No. of chargeable dwellings subject to disabled reduction	0.0	21.0	75.0	277.0	176.0	155.0	96.0	50.0	51.0	901.0
No. of dwellings effectively subject to Council Tax for this band by virtue of disabled relief	21.0	75.0	277.0	176.0	155.0	96.0	50.0	51.0	0.0	901.0
No. of dwellings entitled to a 25% discount	10.0	15,734.0	15,400.0	16,648.0	9,651.0	5,156.0	1,944.0	1,081.0	145.0	65,769.0
No. of dwellings entitled to a 25% discount as all but one resident being disregarded for Council Tax purposes	1.0	155.0	297.0	471.0	325.0	237.0	91.0	50.0	2.0	1,629.0
No. of dwellings entitled to a 50% discount due to all residents being disregarded for Council Tax purposes	1.0	24.0	39.0	61.0	54.0	34.0	36.0	58.0	17.0	324.0
No. of dwellings classed as 2nd home with 50% discount	0.0	17.0	2.0	4.0	0.0	3.0	1.0	0.0	0.0	27.0
Second Home Premium @200%	0.0	217.0	352.0	719.0	798.0	687.0	430.0	402.0	138.0	3,743.0
No. of dwellings classed as empty and being charged the Empty Home Premium @100%	0.0	208.0	241.0	269.0	166.0	131.0	66.0	38.0	12.0	1,131.0
No. of dwellings classed as empty and being charged the Empty Home Premium @200%	0.0	60.0	36.0	26.0	9.0	8.0	7.0	5.0	0.0	151.0
No. of dwellings classed as empty and being charged the Empty Home Premium @300%	0.0	7.0	16.0	8.0	9.0	2.0	4.0	0.0	0.0	46.0
Total number of dwellings receiving a discount	12.0	15,930.0	15,738.0	17,184.0	10,030.0	5,430.0	2,072.0	1,189.0	164.0	67,749.0
Total number of dwellings being charged a premium	0.0	492.0	645.0	1,022.0	982.0	828.0	507.0	445.0	150.0	5,071.0
Reduction in taxbase as a result of the Family Annexe discount	0.0	46.8	3.5	1.5	1.0	0.0	0.0	0.0	0.0	52.8
Number of dwellings where there is a liability to pay 100% Council Tax	9.0	8,631.0	17,763.0	34,655.0	23,303.0	15,179.0	6,643.0	4,118.0	925.0	111,226.0
Number of dwellings with reduction under the Local Council Tax Reduction Scheme	4.7	5,356.3	4,749.5	4,052.1	1,205.9	352.8	88.5	28.8	0.0	15,838.6
Total equivalent number of dwellings after discounts, premiums, exemptions and disabled relief	13.1	16,223.1	26,161.2	45,559.0	31,596.1	20,557.5	9,128.3	5,861.5	1,343.8	156,443.6
Estimated number of additions	0.1	64.9	104.6	182.3	126.4	82.2	36.5	23.4	5.4	625.8
Net Total	13.2	16,288.0	26,265.8	45,741.3	31,722.5	20,639.7	9,164.8	5,884.9	1,349.2	157,069.4
Ratio to Band D	5/9	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9	
Number of Band D equivalents (line 18 + 19) x line 20	7.3	10,858.7	20,429.0	40,658.9	31,722.5	25,226.2	13,238.0	9,808.2	2,698.3	154,647.1
MOD Properties										154.3
Less Loses 1.5%										-2,319.7
Tax Base 2026/27										152,481.7

Appendix B – Parish, town and neighbourhood council tax bases 2026/27

Parish / Town	Tax Base
Christchurch	12,989.4
Highcliffe & Walkford	6,865.0
Burton	1,629.4
Hurn	269.7
Poole	58,261.0
Bournemouth	67,246.3
Throop & Holdenhurst	306.3
Broadstone	4,914.6
Total	152,481.7

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CABINET



Report subject	Housing and Property Compliance Update (Housing Revenue Account)
Meeting date	14 January 2026
Status	Public Report
Executive summary	<p>This report provides performance information setting out how the council meets its responsibilities in ensuring that all council housing within the Housing Revenue Account is managed in a way that meets compliance with current health and safety legislation, best practice and regulatory standards to ensure the health and safety of residents. It also sets out issues concerning compliance and demonstrates how these are being managed.</p> <p>This report includes an update on Damp and Mould, Decent Homes, Housing Health and Safety Rating System (HHSRS), Stock Condition and an internal Compliance Audit as part of a commitment to keep Cabinet informed on a quarterly basis on BCP Homes matters.</p>
Recommendations	<p>It is RECOMMENDED that:</p> <p>(a). Cabinet notes the compliance information provided which details how the council is performing against statutory building compliance and property related matters on its council housing.</p>
Reason for recommendations	<p>The council, as a landlord, has many legal obligations it must satisfy to ensure the health, safety and welfare of its tenants and leaseholders. It must also adhere to the regulatory standards as set out by the Regulator of Social Housing, particularly the Safety and Quality Standard.</p> <p>Councillors should also have oversight and assurance of compliance against the legal and regulatory requirements that are placed upon it through this annual report to Cabinet.</p>

Portfolio Holder(s):	Councillor Kieron Wilson – Housing and Regulatory Services
Corporate Director	Glynn Barton – Chief Operations Officer
Report Authors	Simon Percival – Head of Facilities Management Matti Raudsepp – Director of Customer and Property
Wards	Council-wide
Classification	For Recommendation

Background

1. This report demonstrates how compliance within the Housing Revenue Account (HRA) housing stock across Bournemouth and Poole is managed. There is no HRA housing stock in the Christchurch neighbourhood of BCP Council because it was transferred to a housing association several years ago.
2. Responsibility for property compliance work rests with the Facilities Management team, part of the Customer and Property Directorate.
3. The total rented stock for BCP Homes as of 31 August 2025 was 9,546 for which the council is responsible for compliance work. There were also 1,163 leasehold homes as well as 39 shared ownership homes. The council is not responsible for gas safety or electrical checks to these homes, but we are responsible for compliance issues relating to communal areas and services that may impact on them.
4. The council, as a housing landlord, has many legal obligations it must satisfy to ensure the health, safety and welfare of its tenants. These obligations form part of an ongoing cyclical inspection and maintenance regime to ensure key elements in the home do not pose undue risk.
5. The minimum standards that must be met are set out in legislation, codes of guidance and good practice. There are also regulatory requirements as set out within the Regulator of Social Housing's (RSH) new regulatory consumer standard, the Safety and Quality Standard. As a registered provider of social housing the council is expected to adhere to the standard.
6. Paragraph 1.3.1 of the standard states:
"When acting as landlords, registered providers must take all reasonable steps to ensure the health and safety of tenants in their homes and associated communal areas."
7. The RSH will use inspections of landlords to determine how well a landlord is delivering the outcomes of all the regulatory consumer standards and will provide a regulatory grading setting out the level of compliance against the standards.
8. The RSH also expects landlords to refer to it where there is a potential issue which may be material to the landlord's delivery of the outcomes of the standards. This is an important part of the co-regulatory approach. If there is a failure to meet the standards, the RSH will expect to be provided with evidence that a landlord is making sufficient progress and improvements to address the failures.
9. Where a landlord is failing to deliver against the outcomes of the consumer standards then the RSH may revisit any published regularity judgement and grading.

10. There are other enforcement powers available to the RSH, but they are unlikely to use these where both:
- the landlord is prepared to fix the problems and their underlying causes
 - it concludes that the landlord has the capacity, capability and resources it needs to do so.
11. BCP Homes were informed by the Regulator of Social Housing on 5 August 25 that it would be subject to an inspection. Evidence was submitted and a site inspection carried out on 20/21 October. There have been further requests for evidence to the regulator which have been provided. The Regulators final judgement is provided in January 2026.

Regulatory and legal changes

Damp and Mould - Awaab's Law

12. Significant work has been undertaken in the approach to Damp and Mould via a dedicated Project Group which has been in place since January 2025, the aim of which was to ensure readiness for the introduction of Awaab's Law by drawing on the best practise guidance available mainly at the time from the Ombudsman's Office and then subsequent guidance from the government with regards the new legislation. Below are the actions that have been put in place to provide assurance across this area:
- A triage process is undertaken by our trained customer service team to prioritise referrals, raise orders and check progress
 - Mould inspectors are teamed up with specialist damp and mould operatives to ensure rapid elimination of risk on first visit wherever possible.
 - Trained Rapid Response In-House delivery team to investigate and treat mould.
 - Electronic collection and consolidation of investigation data.
 - All operatives and visiting officers trained to identify and report damp and mould. There is also an automated referral process through annual smoke alarm checks and gas service programmes where damp and mould issues are identified. (Approximately 30% of Q2 2025 damp and mould inspections referred by operatives and staff). Our communal areas are also cleaned by an internal team who also report issues with the communal areas including repairs and damp and mould.
 - All damp and mould inspections where loft or cavity insulation is required to be improved creates an automated referral for cavity and/or loft insulation to our specialist contractor.
 - Complex case process created to ensure cross team working on difficult cases with weekly meetings – repairs team, surveying team, resident sustainment and housing management. The complex case process links with permanent rehousing, temporary decanting, housing officer resident support and referrals to adult and children's social care as necessary.
 - Defined no access and escalation process, including out of hours. No access events are managed not aborted.

- Power BI dashboards for damp and mould to assist operations manage and monitor work.
 - Remote sensors are installed where beneficial to residents and monitored using an easy-to-follow resident control and remotely by the surveying team. These devices measure whether temperature and humidity levels within the home stay within safe parameters.
 - All surveyors and rapid response trades have undertaken and passed the Ofqual regulated Government approved level 3 Damp Mould and Condensation in buildings qualification certified by ABBE (Awarding Body of the Built Environment)
13. The Government has confirmed that Awaab's Law Phase 1 will commence on 27 October 2025. The 'Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025', known as Awaab's Law.
 14. The requirements of Phase 1 relate to damp and mould hazards and emergencies and set out a timescale of 15 working days, unless there is an emergency, for social landlords to investigate, make a property safe and commence works.
 15. What the regulations cover; from 27 October 2025, social landlords will be required to:
 - Investigate any potential emergency hazards and, if the investigation confirms emergency hazards, undertake relevant safety work as soon as reasonably practicable, both **within 24 hours** of becoming aware of them.
 - Investigate any potential significant hazards within **10 working days** of becoming aware of them.
 - Produce a written summary of investigation findings and provide this to the named tenant within **3 working days** of the conclusion of the investigation.
 - Undertake relevant safety work within **5 working days** of the investigation concluding, if the investigation identifies a significant hazard.
 - Begin, or take steps to begin, any further required works within **5 working days** of the investigation concluding, if the investigation identifies a significant or emergency hazard. If steps cannot be taken to begin work in **5 working days** this must be done as soon as possible, and work must be physically started **within 12 weeks**.
 - Satisfactorily complete works within a reasonable time period.
 - Secure the provision of suitable alternative accommodation for the household, at the social landlord's expense, if relevant safety work cannot be completed within specified timeframes.
 - Keep the named tenant updated throughout the process and provide information on how to keep safe.
 16. The Damp and Mould Project Group will continue its work beyond the implementation of the new legislation. Its primary role is to ensure that all updated processes and procedures are fully embedded across housing services. The group will monitor compliance, review performance data, and provide guidance to operational teams to maintain high standards in managing damp and mould issues.

Regular meetings will support continuous improvement and ensure alignment with statutory requirements and best practice.

Electrical Safety Regulations

17. The new electrical safety regulations, were also laid to Parliament on the 25 June 2025, will require social landlords to:
 - Carry out electrical installation checks at least every five years including supplying a copy of the report to the resident and completing any works identified within 28 days.
 - Undertake regular in-service inspection and testing (ISIT) — commonly known as 'PAT testing' — for any electrical appliances provided under the tenancy.
18. Following the alignment work of last year 2024 BCP Homes is working to a 5-year programme for all of its properties

Summary of performance

19. BCP Homes is now positioned to ensure that every property receives at least one compliance-related visit annually following the alignment work of last year. The nature of the visit will be determined by the property's heating system and will be undertaken through either the annual gas servicing programme or the smoke detection programme. These visits also provide a valuable opportunity to identify and address additional concerns, including damp and mould, safeguarding issues, welfare challenges such as hoarding, and any other evident health and safety risks within the home.
20. The BCP Homes compliance scorecard for end of October 2025 is provided in **Appendix 1**.
21. This reflects consistently high performance across all areas of compliance, demonstrating BCP Homes commitment to meeting statutory obligations and maintaining best practice standards.
22. Regular monitoring and robust governance processes have ensured that compliance targets are achieved and sustained, providing assurance to all stakeholders and supporting the delivery of safe, high-quality housing services.
23. The following 6 areas of compliance are of the highest risk and therefore the ones that are high priority and are measured and monitored on a regular basis. Fire, Gas, Lifts, Water, Electrical Safety and Asbestos are covered below:

Fire safety

24. Three pieces of legislation govern the actions of landlords in relation to fire safety; the Housing Act 2004, the Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 and the Regulatory Reform (Fire Safety) Act 2005 (RRO). While legislation specifies the frequency for carrying out fire risk assessments' (FRA's) as 'regularly'.
25. A Fire Safety Policy has been developed which ensures a consistent approach to this matter ensuring compliance with safety regulations through a programme of Fire Risk Assessments, annual risk assessment reviews and equipment inspections / servicing. This will help to promote a culture of safety within BCP Homes.
26. Delays on project Admiral have led delays in submitting Building Safety Case reports (BSCR`s) for the remaining 5 high rise blocks as completion information has been held up. Draft BSCR`s have been written and the intention is to submit to the Building Safety Regulator by the end of 2025 if not sooner
27. In October 24 the Building Safety Regulator (BSR) asked the council to submit its application to apply for a building assessment certificate for Rodney Court, Poole

within 28 days. This building is one of six high rise blocks that was being refurbished at the time.

28. The information required was collated and shared with the BSR by the 15 November 24.
29. BCP Homes were contacted by the BSR on 22 July 25 for further information relating to Rodney Court, this was provided on 29 July 25.
30. BCP Homes were contacted on the 18 September 25 by the BSR requesting further information relating Rodney Court to be provided by 25 September 25, which was provided.
31. BCP Homes continue to provide quarterly updates with regards Fire Safety Remediation Survey to the Housing Regulator via National Register of Social Housing (NROSH) portal
32. BCP Homes manages 6 high rise blocks (over 18metres). The existing High- rise Resident Engagement Strategy has been refreshed and residents are aware of the structural and fire protections where they live. Communication with residents is being further developed through the installation of digital information screens within communal areas. Asset, Housing and Fire Safety teams have attended Personal Emergency Evacuation Plans (PEEP`s) training.
33. Annual smoke detector checks are carried out across all residential properties to ensure tenant safety and compliance with fire regulations. Legacy Bournemouth properties currently meet the LD2 standard. Legacy Poole properties are scheduled to achieve this same standard by April 2026, ensuring consistency and alignment with best practice across the housing portfolio.
34. There were no Fire Risk Assessments or fire safety actions outstanding at the end of October 2025.

Gas safety

35. Regulation 36 of The Gas Safety (Installation and Use) Regulations 1998 deals with landlords' duties to make sure gas appliances, fittings and flues provided for residents are safe. It details the duties of landlords to 'ensure that each appliance and flue to which the duty extends; has been checked within a 12-month period, that proof of this is kept for two years and is available for the tenant(s) of the premises.
36. All gas related compliance and installation work is all carried out the Councils In-House Team. When the annual Landlord Gas Safety Record is completed a full service of the system is undertaken at the same time. All properties with gas have carbon monoxide alarms and are tested as part of the Gas service
37. Corgi Technical Services undertake a monthly audit of the work undertaken by the In-House gas engineers to provide third party assurance on the quality of works undertaken to ensure it meets the required standards.
38. BCP Homes have recently engaged with a company to undertake a Supply Meter Points (SMP) data point checks for all BCP Homes properties. This check identifies if a gas meter point is live or disconnected within the gas network. This validation is to give BCP Homes added assurance that a resident has not had gas supply installed without permission being sought and/or granted by us first. If installations are found, we will then add these properties to our annual gas safety inspection programme.
39. There were no outstanding gas safety tests at the end of October 2025.

Lift safety

40. The Council's duties for managing lifts are contained within the LOLER (Lifting Operations Lifting Equipment Regulations 1998 and PUWER (Provision and Use of Work Equipment Regulations 1998).
41. Non-domestic (communal) lifts are subject to two thorough inspections each year alongside monthly servicing schedules. This work is carried out by contractors. Lifts are also subject to one annual inspection from our insurer. Domestic stairlifts are subject to monthly inspections and one annual inspection by our insurer. Any unsatisfactory or worn items are reported alongside a quote for repair and undertaken.
42. Performance reporting is against the percentage of lifts that have had their annual LOLER test in line with the requirements of the Tenant Satisfaction Measures.
43. There were no tests outstanding at the end of October 2025.

Water safety

44. This applies to stored water in the communal parts of buildings, for example where there are cold water storage tanks, and communal water supplies. While there is a legal duty under the Control of Substances Hazardous to Health Regulations 2002 (COSHH), for landlords to assess and control the risk of exposure to legionella bacteria, the law does not prescribe specific review periods. Health and safety law does not require landlords to produce or obtain, nor does the HSE recognise, a 'Legionnaires Testing Certificate'. The Approved Code of Practice: Legionnaires' disease: The control of Legionella bacteria in water systems (L8) outlines best practice guidance and this is followed by both neighbourhoods.
45. Risk assessments should be reviewed frequently as determined by the assessment to ensure that they are up to date. They should also be reviewed any time there is a significant change such as additions or modifications to water systems, changes to the use of the water system, where key personnel have changed, or legionella control measures are no longer working. Remedial actions are identified from risk assessments and testing, and the necessary work orders raised to rectify these.
46. In addition, regular safety inspections measure temperature and ensure tanks are clean or covered. In some circumstances water samples may be taken. The frequency and type of testing undertaken varies according to the nature of the water system. Tests are carried out monthly or annually.
47. At the end of October 2025 all risk assessments had been completed and there were no remedial actions outstanding.

Electrical safety

48. The new Electrical Safety Regulation 2025 require landlords to carry out electrical installation safety checks every five years.
49. Previously there has been no regulation, standard or act that defines a frequency for electrical installation inspection and testing in homes managed by social landlords. The Landlord and Tenant Act 1985 requires landlords to ensure that electrical installations are in working and safe condition both at the start of any tenancy and throughout that tenancy.
50. Over the last 12 months the Council has aligned its electrical safety programme so that testing is carried out every five years. Tests are carried out to both communal and domestic supplies. There are procedures in place to ensure access to homes to complete the tests. Because these tests require access to all parts of a property issues such as hoarding can make it impossible to complete the test. The council will work with residents to resolve any issues

51. The number of tests outstanding at the end of October were 8, none were over 10 years.
52. A breakdown of overdue electrical safety tests is shown below, (figures from the Cabinet report of December 24 are included within the brackets)

Expiry of last Electrical Safety Inspection	Number of properties
Over 10 years old	0 (7)
Over 9 years old	1 (14)
Over 8 years old	0 (7)
Over 7 years old	0 (5)
Over 6 years old	1 (7)
Over 5 years old	6 (38)
Total	8 (78)

53. All the above outstanding tests are because of residents refusing access and now sit within the no access procedure which ranges from actively seeking another appointment to housing officer to taking legal action to gain possession.
54. The Council has powers under the tenancy agreement to gain access to tenants' homes where this has not been provided

Asbestos

55. All communal areas within flat blocks have been surveyed to identify the presence of asbestos and these areas are inspected on a regular basis. There is no directive within the regulations as to how frequently communal areas should be re-inspected, but they should be assessed periodically. Asbestos can be present as asbestos insulation board (AIB) or as asbestos containing material (ACM), e.g., floor tiles and aertex ceilings.
56. The condition of any asbestos in communal areas is managed through regular annual visual inspections.
57. At the end of October 2025 there were no asbestos inspections overdue.

Tenant Satisfaction Measures

Since 2023/24 social housing landlords have been required by the RSH to report against the national Tenant Satisfaction Measures. Some of these measures are based on perception surveys that must be completed by landlords as well as other measures based on management information.

58. A summary BCP Homes performance against the relevant measures is set out below. (BCP Homes 2024 reported figures are in brackets)

Proportion of respondents who report that they are satisfied that their home is safe.	80% (82%)
Proportion of homes for which all required gas safety tests have been carried out.	100% (100%)
Proportion of homes for which all required fire risk assessments have been carried out.	100% (69.6%)
Proportion of homes for which all required asbestos management surveys or re-inspections have been carried out.	100% (99.5%)
Proportion of homes for which all required legionella risk assessments have been carried out.	100% (87.8%)
Proportion of homes for which all required communal passenger lift safety checks have been carried out.	100% (100%)

59. Feedback about tenants' perception on the safety of their home showed that many of the comments relating to dissatisfaction with the safety of the home highlighted that this is related to anti-social behaviour and security and not property condition.
60. Work has started on the new Housing Management System (HMS), the compliance module within the system will present a single view of performance across the 7 key areas of compliance which is integrated with the other modules within the system to that one view of the issues.

Decent Homes

61. At the end of October there were 3 properties that our data is identifying as non-decent. We are currently in the process of validating the status of the components within these homes that are leading to non-decency and establishing the reason that the properties have been potentially omitted from our programmes (ie tenant refusal, programme manager oversight etc). Once this is established then we will either carry out the necessary works or update our data as appropriate
62. Our data is showing that we have 221 properties at risk of becoming non decent by 2026 All of these homes are currently included within planned works programmes and scheduled for completion by the end of 25/26 to ensure compliance in this area.

Housing Health and Safety Rating System (HHSRS)

63. Housing Health and Safety Rating System HHSRS Cat I and II hazards are identified as part of the Stock Condition survey programme.
64. As of 31 August 25, a total of 120 properties were identified as containing Category 1 hazards as a direct result of the stock condition programme. These now have all been actioned, examples of Category 1 hazards identified include mould growth and exposed electrics due to damage.

Stock Condition Survey Programme

65. During 2025, a substantial number of stock condition surveys were completed to provide accurate and comprehensive data on the current state of BCP Homes' housing assets. This information is critical for shaping the 30-year business plan, ensuring that investment decisions are evidence-based and aligned with long-term sustainability goals. The surveys help identify areas requiring immediate attention, forecast future maintenance needs, and support compliance with regulatory standards, ultimately safeguarding the quality and safety of homes for residents.
66. At the end of October 2025, 71% of the stock has had a stock condition survey undertaken within the last 5 years, access has been challenging however rates have recently increased due to a more assertive initial letter being sent out to residents and the intention is to support access in the coming weeks through a text message reminder system
67. Surveys are being undertaken across all asset types including individual homes, communal blocks and shared areas. For homes each survey includes a Housing health and Safety Rating System (HHSRS) assessment and completion of an Energy Performance Certificate (EPC). Survey delivery is being resourced via a combination of qualified external providers and redeployment of internal staff.
68. The intention is that all the stock will be on a 5-year cycle by the end of March 2026.

Internal Compliance Audit

69. To provide assurance on regulatory compliance there are periodical internal audits. The audit schedule is agreed according to risk, legislative change and performance. The last audit relating to compliance took place 2023-2025, during the period when BCP Homes was bringing compliancy together from both legacy organisations. This audit was conducted by BCP's internal audit department
70. The audit covered the following areas: roles and responsibilities, policies and procedures, systems and record keeping, oversight, reporting and scrutiny. The initial audit opinion was 'partial assurance' with areas highlighted that required improvement. Internal audit confirmed in September 2025 that 13 of the 14 recommendations from the Housing Assets FM audit have been fully implemented and they are satisfied that the plans we have in place will ensure that the remaining will be implemented by 30 September 2025 in collaboration with the procurement team
71. A key area of the audit was the development of Management Plans to cover the 6 main areas of compliance. These plans have been completed and externally validated by Corgi Technical Services to provide further assurance across these areas.

Emerging issues

72. Although the focus for compliance has been on the areas set out above there is an increasing awareness of other aspects of property maintenance that have an impact on the health and safety of residents. This includes window safety and pest control.
73. Recognising the above and the increasing focus on compliance approval has been given to recruit a compliance manager, two compliance specialists and two compliance officers to provide a wider oversight of the key and emerging areas.
74. As set above in this report there are now greater expectations in how landlords respond to damp and mould with the introduction of new legislation in October 2025

Summary of financial implications

75. There is a cost associated with the delivery of inspections, remedial works and improvement programmes associated with these policies, however the duties are

mandatory, and the cyclical programmes associated with such have been factored into the annual HRA budget setting.

76. The 2025/26 maintenance budget is currently showing a mid-year overspend compared to the previous year's allocation. Analysis indicates that this variance is primarily driven by increased demand for damp and mould remediation, as well as the need to address Category I and II hazards which have been identified through the accelerated stock condition survey programme. Despite these pressures, average job costs have remained consistent with prior years and continue to sit slightly below the national average.
77. This report does not contain a recommendation for additional budget requirements. The budget for 26/27 is reported to Cabinet in February 2026 in the annual HRA budget report. This will set out any financial implications of ensuring that compliance for council homes is managed effectively and in line with the increased expectations for landlords to keep homes safe.

Summary of legal implications

78. Policies and procedures assist the Council in discharging its statutory duties associated with landlord compliance. It is important that there is full compliance with good practice standards, regulatory standards and the relevant legislation.
79. Failure to comply with these duties could result in formal prosecution being brought against the council as a landlord e.g., potential of a corporate manslaughter case for the most serious of breaches.
80. Failure can also result in a breach of the Regulator's Safety and Quality Standard and regulatory action for failure to meet the standard.

Summary of human resources implications

81. The council will require additional staff resources to effectively manage and provide assurance on all aspects of compliance. Whilst the focus for compliance has been on the six traditional areas, this is now shifting to include other areas as well particularly damp and mould. There are also other areas of compliance work that require management including for example emergency lighting tests and building safety.

Summary of sustainability impact

82. Adherence to appropriate and consistent standards for compliance protects both the interest of our residents and the council as a landlord. The correct functioning of gas and electrical systems reduce the impact of the systems on the environment through efficient operation. Having good knowledge of the condition of our systems allows planning for their replacement when appropriate times with more efficient upgrades that benefit the environment and our tenants.

Summary of public health implications

83. Complying with policies, procedures and statutory duties ensures the wellbeing of our tenants and provides safe and well-maintained homes. Our compliance work protects tenants from hazards that might otherwise exist.
84. There has been an increased awareness over recent years regarding the impact of the safety of homes has on residents physical and mental wellbeing. Keeping homes safe, warm and comfortable is a requirement for all social landlords and in meeting this there are positive impacts on public health.

Summary of equality implications

85. None. There are no changes proposed to the way in which services are provided because of this report. However, there are policies and procedures linked to the compliance areas referred to and these will be consulted on, equality impact assessments completed and considered by the EIA panel.

Summary of risk assessment

86. There are no risks specifically associated with this update on compliance. However, there are significant risks associated with all areas of compliance. These include:

- Lack of understanding of the housing stock and the compliance checks that are required.
- Inadequate processes to monitor the completion of compliance checks and any remedial works effectively to ensure that all legal and regulatory requirements are met.
- Failure to act where compliance checks or remedial actions have not been completed.
- Inaccurate performance information.
- Compliance checks not of the required standard to meet legal and regulatory requirements.

87. These risks can be addressed through improved and more accessible performance monitoring, internal and external auditing and accreditation.

Background papers

Published works:

[Safety and Quality Standard - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Appendices

Appendix 1 - BCP Homes Compliance Scorecard – October 2025.

APPENDIX 1 - BCP HOMES COMPLIANCE SCORECARD

Oct-25

Compliance Area	KPI	Target	Aug-25	Sep-25	Oct-25	Travel	COMMENTARY
Fire	Percentage of homes (dwellings) in buildings that have had all the necessary Fire Risk Assessments (FRA's)	100%	100.00%	100.00%	100.00%	➡	
	Number of homes (dwellings) with Fire risk assessments overdue	0	0	0	0		
	Total number of FRA remedial actions awaiting completion (including planned/programmed works)		5	10	23		
	Total number of remedial actions (including planned/programmed works) overdue at end of reporting period	0	0	0	0		
Compliance Area	KPI	Target	Aug-25	Sep-25	Oct-25	Travel	
Gas	Percentage of homes (dwellings) that have had all the necessary gas safety checks.	100%	99.96%	99.99%	100.00%	⬆	
	Number of qualifying properties where LGSR has expired (homes (dwellings) & communal)		3	1	0		
	Number of qualifying properties where LGSR expired before being completed		12	5	0		
Compliance Area	KPI	Target	Aug-25	Sep-25	Oct-25	Travel	
Lift Safety - Non-Domestic	Percentage of homes (dwellings) in buildings where the communal passenger lifts have had all the necessary safety checks (LOLER)	100%	100.00%	100.00%	100.00%	➡	
	Number of homes (dwellings) where LOLER not completed		0	0	0		
Compliance Area	KPI	Target	Aug-25	Sep-25	Oct-25	Travel	
Lift Safety - Domestic	Percentage of homes (dwellings) in buildings where domestic through floor lifts have had all the necessary safety checks (LOLER)	100%	100.00%	100.00%	83.33%	⬇	Turnbull Lane - appointment missed, another scheduled in October and missed, booked in for 18 November and nmissed, Housing management now supporting with access.
	Number of domestic through floor lifts that are overdue a service (LOLER)		0	0	1		
Compliance Area	KPI	Target	Aug-25	Sep-25	Oct-25	Travel	COMMENTARY
Water	Percentage of homes (dwellings) that have had all the necessary legionella risk assessments.	100%	100.00%	100.00%	100.00%	➡	4 Overdue Est Cunningham Crescent - Loft hatch work required to improve access, works being chased with contractor Est 43 Bingham Road - low priority works - Bib tap work - tap is locked and safe for residents work planned for November Est Lagland Court - low priority works - Bib tap work - tap is locked, safe for residents, work planned for November. Est Trinidad Village - low priority work valve needs replacing but safe to residents, work planned for November.
	Percentage of homes (dwellings) with all water checks up-to-date	100%	100.00%	100.00%	100.00%	➡	
	Number of homes (dwellings) with water checks overdue		0	0	0		
	Number of remedial actions awaiting completion		8	15	23		
	Total number of remedial actions overdue	0	1	3	4	⬇	

APPENDIX 1 - BCP HOMES COMPLIANCE SCORECARD

Oct-25

Compliance Area	KPI	Target
EICR (Electric Tests) - Domestic	Percentage of homes (dwellings) with an in date EICR	100%
	Number of homes (dwellings) with an expired EICR (5 yrs)	
	Number of homes (dwellings) where EICR had expired before being completed	
Compliance Area	KPI	Target
EICR (Electric Tests) - Non-Domestic	Percentage of communal areas with an in date EICR (5yrs)	100%
	Number of communal areas where EICR is over 5 years old	
Compliance Area	KPI	Target
Asbestos	Percentage of homes (dwellings) in buildings with communal areas that have had all the necessary asbestos management surveys or re-inspections.	100%
Compliance Area	KPI	Target
38 Damp & Mould	% of damp and mould emergency works attended within 24 hrs	100%
	% significant damp and mould hazards investigated within 10 working days	100%
	% of damp and mould investigations that had a written report sent to residents within 3 days	100%
	% of significant hazards addressed within 5 days of investigation	100%
	% of significant damp and mould work where the safety work is commenced within 12 weeks	100%
	Number of mould inspections raised in period	
	Average number of days to investigation	
	Average number of days to address hazards after inspection	
	Average number of days to begin preventative work	

Aug-25	Sep-25	Oct-25	Travel
99.89%	99.90%	99.98%	↑
11	10	8	
2	4	3	
Aug-25	Sep-25	Oct-25	Travel
100.00%	100.00%	100.00%	→
0	0	0	
Aug-25	Sep-25	Oct-25	Travel
99.94%	99.94%	100.00%	↑
Aug-25	Sep-25	Oct-25	Travel
N/A	N/A	66.67%	
N/A	N/A	86.52%	
N/A	N/A	100.00%	
N/A	N/A	99.19%	
N/A	N/A	N/A THIS WILL BE MEASURED FROM OCTOBER	
N/A	N/A	184	
N/A	N/A	5.32	
N/A	N/A	0.65	
N/A	N/A	9.61	

Legion Close - Due 11/04/2021. Complicated court case. Going back to court as continuing to be denied access. Cunningham Crescent - Due 04/09/2025. No access - Legal process now under way.
6 works attended in total. 2 not attended in target one was raised as 24hr but instruction to 'attend tomorrow' which we did 2982970 The other was raised 24hr in error 2977232 - 'mould on exterior wall where ivy cut down' - job closed before priority could be corrected.
Most common reason for missing target is booked out of target at resident request 75% booked within one week 17% within two weeks one after 18 days. We are offering Saturday appointments to try to help residents find convenient time.
This did not begin until 27th Oct when Awaabs Law came into force.
2979299/2 rebooked as wallpaper needed to be stripped before mould treated and areas cleared
This measure will be measured from Oct 25 as no of non compliant jobs, non compliance will not come into affect until 12 weeks from Oct, Jan 25. However to date 49% of work completed 17% have had a first visit for that work and work is ongoing 12% are insulation upgrades now raised with external contractor, 17% of jobs have future visits planned and booked and the remaining 5% have are raised but waiting for associated work to be completed before being booked.

RAG Rating

Red = Non-compliant.

Amber = Non-compliant, outstanding and access process at awaiting court or forced access stage.

Green = Compliant.

CABINET



Report subject	Two Riversmeet Studios
Meeting date	14 January 2026
Status	Public Report
Executive summary	The report details the feasibility and financial considerations for capital borrowing to fund a two-storey extension to Two Riversmeet Leisure Centre (2RM) to address the identified need for dedicated studio space in Christchurch. The investment aims to enhance the centres health and fitness offer, increase membership and income whilst supporting community wellbeing and aligning with the Councils corporate strategy.
Recommendations	<p>It is RECOMMENDED that Cabinet recommends to Council to:</p> <ul style="list-style-type: none"> a. Agree to option 2 approving the building of a two-storey facility extension at Two Riversmeet Leisure Centre (2RM) creating two brand new multi-use studios costing £1.8m, subject to planning permission. b. Notes the detail in the financial and legal implications. c. Delegates to the Director of Commercial Operations in consultation with the Portfolio Holder for Destination, Leisure and Commercial Operations, the implementation of this decision. <p>It is RECOMMENDED that Audit and Governance Committee recommend to Council:</p> <ul style="list-style-type: none"> d. Approval of an increase in the authorised borrowing limit of the Council to accommodate the £1.8m financing for the extension at Two Riversmeet Leisure Centre proposal.
Reason for recommendations	Enhancing 2RM Leisure Centre with dedicated studio space will allow for the centre under BCP Leisure to grow and develop enhancing the financial position by giving a fresh dedicated offer within Christchurch. The project aligns with the corporate strategy ensuring people can be active and healthy maximising opportunities for our communities.

Portfolio Holder(s):	Councillor Richard Herrett – Portfolio Holder for Destination, Leisure & Commercial Operations
Corporate Director	Glynn Barton – Chief Operations Officer
Report Authors	Amanda Barrie – Director of Commercial Operations Helen Wildman – Head of Leisure & Events Tom Powell – Leisure, Development & Partnership Manager
Wards	Christchurch Town
Classification	For Decision

Background

1. Two Riversmeet Leisure Centre (2RM) is one of ten BCP Council owned leisure centres and the only one located in Christchurch. Five of these are currently being operated in house as BCP Leisure.
2. 2RM is a multi-regional and national award-winning facility which is performing in the higher quartile against national competitors.
3. 2RM currently has no purpose-built studio facilities, which means the existing exercise class provision is restricted to using the sports hall and squash courts.
4. The Built Facilities review undertaken in 2022 was commissioned to identify needs, gaps and opportunities for sports provision across the BCP Council conurbation in order to inform the local plan. This identified 2RM as a key strategic leisure asset and that Christchurch required additional studio provision to meet the needs of residents.
5. An independent strategic leisure review was undertaken on 2RM in 2022 and identified the need for a dedicated studio noting the highest priority is to enhance the health and fitness offer. This is the main income generator and there is latent demand for improved facilities.
6. Sport England's Active Lives survey shows a significant uptake in exercise classes, with a 1.6% increase in participation year-on-year, confirming strong demand for studio-based activities (EMD UK, 2025).
7. A wider piece of work is currently underway with a Leisure Centre transformation across all of the 5 internally run leisure sites to be presented to Cabinet later in 2026 in a future paper considering key investment.

Options Appraisal

Option 1 – Do nothing

8. The option of do nothing will continue to run services at 2RM Leisure Centre through a mix of sports hall use and classes within the one area.

9. Whilst this still provides an acceptable offer for the leisure centre, it does not enable growth of membership or ability to utilise the service to aid retention and develop an inclusive timetable offer for the community.
10. The do nothing option does not promote active living or access to leisure.
11. Financially, the do nothing option does not allow for additional income to support the MTFP and has the potential to increase the financial pressure due to reduced members retention.
12. Significant resource would be required to develop strategies to match the potential income generation the new studio spaces would help deliver therefore the do nothing option has been discounted.

Option 2 – Take forward business case with £1.8m capital borrowing

13. The image below shows the proposed location for the two storey studios which would each measure 150m² and allow for between 30-40 capacity within a class for each of the two studios.

Image 1

2 Riversmeet Leisure Centre – Location Plan
Proposed extension for 2 studios.



14. The current class timetable and function hire is unable to be developed due to limited space within the current centre footprint. Whilst the existing sports hall offers the ability for classes, it prevents multiple use and a more diverse timetable to support wider community use and different fitness styles. Parties and private hire have the potential for expansion should there be more space to do so.
15. Dedicated studio space will provide members with a purpose-built environment for classes and support where we have introduced programmes such as Les Mills in the correct setting.
16. Group Exercise is one of the vital elements to a leisure membership and the quality of the timetable has an impact on retention of members. Ensuring 2RM has the space and ability to offer a wide variety of classes and timetables will assist in keeping retention high and therefore grow the service.
17. Income linked to the investment has been calculated on uplifts in membership and casual pay as you go class bookings alongside external facility hire, increased sports hall usage, holiday clubs and secondary income.

18. An 18% uplift in membership sales has been used in the calculations. UK Active 2025 reports an average annual membership growth of 6.1% across the sector without investment and therefore a realistic target with increased capacity and investment within the centre.
19. The financial assessment can be found in appendix 1 and details inclusion of a sinking fund to ensure any investment does not then put pressure on the MTFP further down the line in terms of maintenance.
20. Preplanning advice has been undertaken to inform a future planning application.
21. The proposed timeline, subject to planning permission, would be to begin construction from September 2026 aiming for a practical completion of July 2027.

Summary of financial implications

22. The financial appraisal assumes £255,000 additional income per annum which assuming an annual 2% inflationary price increase will result in a total additional income of £6.3 million over 20 years.
23. Additional operating costs and major repairs are calculated to be in the region of £47,000 per annum, also using 2% inflationary increase totalling £1.16 million over the 20 year life of this project
24. The borrowing costs calculated using 5.5% BCP low risk interest rate will be £186,782 per annum, a total of £3.7 million over 20 years.
25. The net surplus over the 20 year period is estimated to be £1.4 million or an average of £30,000 per annum in the first 3 years of opening increasing to £46,000 per annum with inflationary price increases.

Risks

26. The additional activity may not be as high as estimated, the model shows an annual initial surplus of £30,000 per annum therefore there is a tolerance level of nearly 12% on the assumed £255,000 income per annum before the scheme runs into deficit. Over the lifetime of the scheme, the tolerance level increases to 22% due to inflationary increases affecting income and expenditure, but fixed borrowing costs.
27. Further tolerance level within the council budgets overall, may be provided by any additional car parking income.
28. Interest rates variability may increase the cost of borrowing, the prevailing PWLB rate of 11 December 2025 is 5.88%, this would increase the cost of borrowing by £7,000 per annum reducing the initial annual average surplus to £23,000 per annum.

VAT Implications

29. Following the 2023 change in the VAT legislation, sports and leisure services provided by local authorities are no longer treated as exempt activities. Instead, they are classified as statutory non-business services. This means that the partial exemption no longer applies when investing into leisure centres. Additionally, 2RM Leisure Centre is opted to tax which means that any hire income not directly relating to sporting activities is subject to VAT at standard rate.
30. Based on the type of projected income streams following the completion of the new extension, none of the activities would be treated as exempt for VAT purposes. As a

result, all VAT incurred on the capital project will be fully reclaimable (subject to normal VAT rules, e.g. procurement by BCP and invoice addressed to the Council).

31. The table below details the overview of the capital investment and income generation

Table 1

Key Financial data - over 20 years	
	£000
Capital Outlay	1,779
Financial Viability	
New income over 20 years	(6,320)
New operational expenses over 20 years	917
Sinking fund for major repairs	248
Borrowing Requirement (repaid over 20 years asset useful life)	1,779
Interest on prudential borrowing (@ 5.5% over 20 years)	1,957
Net 20 year surplus	(1,419)
Projected Cashflow Summary	
Cumulative surplus over 3 year MTFP (2026/27 to 2028/29)	(89)
Cumulative surplus years 4 - 20 (2026/27 to 2041/42)	(1,330)
Net 20 year surplus (including Risk Premium)	(1,419)
Average surplus per annum - first 3 years (5.5% low risk interest rate)	(30)
Average surplus per annum - first 10 years (5.5% low risk interest rate)	(46)
Average surplus per annum - first 3 years (5.58% prevailing interest rate 11/12/25)	(23)
Average surplus per annum - first 10 years (5.58% prevailing interest rate 11/12/25)	(39)

Summary of legal implications

32. It remains necessary to comply with all relevant procurement requirements, including BCP Council's Financial Regulations and the Public Contracts Regulations 2015 and the Procurement Act 2023 (where applicable) for any other aspects of the works that are to be carried out by third parties under contract and purchase of equipment and/or materials.
33. In addition, it is necessary to comply with all requirements in respect of subsidy control, planning, Community Infrastructure Levy (CIL), any leases, property, Land Registry, land ownership, any contracts, funding conditions, funding applications, borrowing, capital borrowing, BCP Council's Constitution (including the Financial Regulations), [requirements of full Council], where applicable.

Summary of human resources implications

34. The staffing structure in terms of building management is already in place within the Leisure Centre and therefore will not require dedicated staff in addition to the duty management of the site.
35. Staffing requirements for classes are on a timetable basis with a mixture of casual and contracted staff undertaking these.

Summary of sustainability impact

36. The planning application will consider biodiversity, and the proposed timeline takes into account environmental factors such as nesting season between March and August.
37. During the construction phase best practice measures will be incorporated to sort and reuse materials generated by the demolition of the existing buildings/hardstanding etc, and where practicable new materials will be sourced locally.
38. The building will seek an improvement in the Fabric Energy Efficiency Standard over and above current Building Regulations. This measure will achieve a permanent improvement in Energy efficiency way beyond the life of any renewable energy source.
39. Overall, with the considered approach by the design team and client, the proposals will meet the requirements of Sustainability, as required and in accordance with paragraph 39 of the council's Local List of Requirements for planning applications.

Summary of public health implications

40. Taking forward option 2 will provide the opportunities for increased fitness and activity amongst residents and allow for development of class timetables to support a wide variety of classes for different abilities better delivering for community needs.
41. A wider choice and ability for specialist programmes will support the growth of the GP referral scheme and the transition of members from the referral into membership.

Summary of equality implications

42. An EIA conversation has been undertaken and reviewed by the Equality team.
43. Additional timetabling will allow greater consideration for the physical health, mental health, rehabilitation, early intervention, child and adult education, special educational needs, accessible needs, inclusivity and culture focused services.

Summary of risk assessment

Risk	Level	Mitigation
Financial – overspend or not meeting income targets	Medium	Project board to monitor financial reporting throughout work including the pre work on sales and marketing plan
Reputational – planning permission	Low	Pre-planning advice has been sort and recommendations taken forward ahead of planning application
Compliance	Low	A detailed project plan and project board will have governance and oversight on project to ensure compliance

Background papers

Built Facilities Assessment

Appendices

Appendix 1 – Financial assessment

Appendix 2 – Feasibility report (exempt)

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

Document is Restricted

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CABINET FORWARD PLAN – 1 FEBRUARY 2026 TO 31 MAY 2026

(PUBLICATION DATE – 06 January 2026)



What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
Council Tax Base 2026/27	To set the council tax base for 2026/27	No	Cabinet 14 Jan 2026 Council 10 Feb 2026	All Wards			Matthew Filmer	Open
Housing and Property Compliance Update (Housing Revenue Account)	To provide information on how the council is meeting its responsibilities in ensuring that all council housing is managed to ensure compliance with legal and regulatory requirements.	No	Cabinet 14 Jan 2026	All Wards	Council tenants and leaseholders BCP Homes Advisory Board	Through established meetings and residents panels.	Matti Raudsepp	Open

What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
Two Riversmeet Studios	Business Case for a two-story facility extension at Two Riversmeet Leisure Centre (2RM) creating two brand new multi-use studios.	No	Cabinet 14 Jan 2026	Christchurch Town			Helen Wildman	Open
Budget 2026/27 and Medium Term Financial Plan	To set out for Cabinet's consideration and recommendation to Council the proposed 2026/27 budget and council tax.	No	Cabinet 4 Feb 2026 Council 10 Feb 2026	All Wards			Adam Richens	Open
Budget Monitoring 2025-26 at Quarter three	To update Cabinet on the financial position of the council.	No	Cabinet 4 Feb 2026	All Wards	N/a	N/a	Adam Richens	Open

What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
Housing Revenue Account (HRA) budget setting 2026-27	To seek approval for rent and other charges to tenants and leaseholders for 2026-27 and proposed expenditure on the repair and maintenance of council homes.	No	Cabinet 4 Feb 2026	All Wards	Council tenants and leaseholders BCP Homes Advisory Board	Through established meetings and panels	Kelly Deane	Open
Revised Local Validation Checklist	To provide an update the clear list of required documents and plans required to validate a planning application	No	Cabinet 4 Feb 2026		agents/ developers and officers	28 days. now completed.	Katie Herrington	Open

What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
Bus Subsidy Review	To consider the outcome of a full network review of the council's subsidised local bus services and to recommend changes to Council to support budget setting for 2026/27 as well as informing the Medium Term Financial Plan.	Yes	Cabinet 4 Feb 2026 Council 24 Feb 2026	All Wards	Bus Passengers Bus Passenger Representative Organisations (including groups representing older people and people with disabilities) Schools Bus Operators Neighbouring authorities	Public consultation 16 June to 27 July 2025. On-line plus on-bus paper surveys.	John McVey, Richard Pincroft	Open
Pokesdown Railway Station	Update on progress and seek a steer from Cabinet regarding the Council contribution	No	Cabinet 4 Feb 2026	Boscombe East & Pokesdown			Richard Pincroft	Open

What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
Early Years and Mainstream School Funding Formulae 2026/27	To decide the funding formulae for mainstream schools and early years providers for 2026/27.	No	Cabinet 4 Feb 2026	All Wards	Schools Forum	Schools Forum in January (schools formula) and February (early years).	Nicola Webb	Open
School Admissions Arrangements 2027/28	Determination of the arrangements and proposed reduction of PAN for Burton Primary School following consultation.	No	Children's Services Overview and Scrutiny Committee 27 Jan 2026 Cabinet 4 Feb 2026	All Wards	Public consultation	The proposal is detailed publicly from Monday 10 November 2025 until Monday 22 December 2025	Tanya Smith	Open
Hawkwood Road phase 2 update	To update requirements of previous recommendations	No	Cabinet 4 Feb 2026 Council 24 Feb 2026	Boscombe West			Remi Oshibanjo	Open

What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
Report to Update Members on a contractual claim and adjudication process	To Update Members on a contractual claim and adjudication process	Yes	Cabinet 4 Feb 2026 Council 10 Feb 2026	Poole Town			Nicholas Fisher	Fully exempt
Christchurch Business Improvement District	To consider the report	No	Cabinet 4 Feb 2026	Christchurch Town			Paula Sales	Fully exempt
Corporate Performance Report - Q3	Progress update on performance against key measures in the Corporate Strategy.	No	Cabinet 4 Mar 2026	All Wards	n/a	n/a	Isla Reynolds	Open

What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
Climate Action Annual Report	The annual update of progress made against the Council's climate action ambitions.	No	Cabinet 4 Mar 2026	All Wards			Isla Reynolds, Gail Scholes, Martin Gardner	Open
BCP Homes Performance	To provide quarterly performance to Cabinet to provide assurance that the management of council homes is effective	No	Cabinet 4 Mar 2026	All Wards	Council tenants and leaseholders BCP Homes Advisory Board	Through established meetings	Kelly Deane	Open

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Supported & Specialist Housing Strategy 2025 to 2035	To introduce the Supported & Specialist Housing Strategy for the next 10 years	No	Cabinet 4 Mar 2026 Environment and Place Overview and Scrutiny Committee 4 Mar 2026	All Wards	Experts by experience, Adults Social Care, Childrens Social Care, Adults Commissioning, Childrens Commissioning, NHS Dorset, Dorset Healthcare, Local Registered Providers	Workshops and meetings Autumn 2025	m	Open
The development of a framework of registered housing providers (RPs) to deliver affordable housing using BCP sites		Yes	Cabinet 4 Mar 2026	All Wards			Kerry-Marie Ruff	

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Water Safety Framework	The Water Safety framework's aim is to provide a clear approach to water safety for the prevention of drowning across the BCP Council conurbation	No	Cabinet 4 Mar 2026	All Wards			Amanda Barrie, Helen Wildman	Open
Children's Services Capital Strategy Report 2026-2028	The purpose is to update members of capital spend in the 2025/26 financial year and set out capital spending priorities for the next 3 years.	No	Children's Services Overview and Scrutiny Committee 27 Jan 2026 Cabinet 4 Mar 2026	All Wards			Jason Moors	Open

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Homelessness and Rough Sleeping Strategy 2026-2031	To inform on the impact of the Strategy since 2021, propose new Strategy and agree the related Delivery Plan	No	Environment and Place Overview and Scrutiny Committee 25 Feb 2026 Cabinet 1 Apr 2026	All Wards			Rachel Stewart	Open
BCP Homes Performance	To provide quarterly performance to Cabinet to provide assurance that the management of council homes is effective	No	Cabinet 27 May 2026	All Wards	Council tenants and leaseholders BCP Homes Advisory Board	Through established meetings	Kelly Deane	Open

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Local Transport Plan 4 (LTP4)	To present outputs from Local Transport Plan 4 (LTP4) consultation and to present proposed LTP4 Policy Document complete with Implementation Plan for approval/adoption.	Yes	Environment and Place Overview and Scrutiny Committee 20 May 2026 Cabinet 27 May 2026 Council 2 Jun 2026	All Wards	Residents (BCP and neighbouring authorities), partners, organisations and businesses that operate/exist in BCP area and are impacted by transport.	Exact dates tbc, but 6 to 8 week public consultation required, note: LTP4 engagement was facilitated in Spring 2024.	Wendy Lane, Richard Pincroft	Open
Housing Strategy Review	To provide an annual update about the delivery of the BCP Housing Strategy 2021-2027	No	Environment and Place Overview and Scrutiny Committee 20 May 2026 Cabinet 24 Jun 2026	All Wards			Rachel Stewart	Open

What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
Special School Funding	It is recommended to: - Note the contents of this report - Agree for this piece of work to proceed as noted and be further considered with financial modelling available	No	Cabinet Date to be confirmed	All Wards				Open
DfE SEND review next steps	To consider the DfE review next steps	No	Cabinet Date to be confirmed				Rachel Gravett, Shirley McGillick, Sharon Muldoon	Fully exempt
Children's Services Early Help Offer	Summary of findings and recommendations from an ongoing review of our current Early Help services	No	Cabinet Date to be confirmed	All Wards			Zafer Yilkan	Open

What is the subject?	What is the purpose of the issue?	Is this a Key Decision?	Decision Maker and Due Date	Wards	Who are the key stakeholders to be consulted before the decision is made?	What is the consultation process and period	Officer writing the report	Is the report likely to be considered in private (i.e., it contains confidential or exempt information)?
BCP Council Domestic Abuse Strategies	To gain agreement by Cabinet to publish the Prevention of Domestic Abuse Strategy, Safe Accommodation Strategy and the Perpetrator Strategy including delivery plans.	Yes	Cabinet Date to be confirmed	All Wards	People with lived experience, Health, Social Care, Police, third sector specialist organisations, Local Providers have all been consulted prior to the Public consultation.	Public consultation 09-03-25 to 28-04-25 O&S Safe Accommodation Working Group.	m	Open

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