

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
ENVIRONMENT AND PLACE OVERVIEW AND SCRUTINY COMMITTEE

Minutes of the Meeting held on 20 May 2026 at 6.00 pm

Present:-

Cllr C Rigby – Chairman

Cllr D d'Orton-Gibson – Vice-Chairman

Present: Cllr J Edwards, Cllr M Gillett, Cllr C Goodall, Cllr A-M Moriarty and
Cllr V Ricketts

1. Apologies

Apologies were received from Cllrs Jo Clements, Brian Chick and Jamie Martin. Cllr Jackie Edwards joined the meeting late due to another meeting.

2. Substitute Members

There were no substitute members.

3. Election of Chair

Nominations were sought for the election of Chair. A nomination was received and seconded for Councillor C Rigby. No further nominations were received.

RESOLVED that Councillor C Rigby be elected as Chair of the Environment and Place Overview and Scrutiny Committee for the 2026/27 Municipal Year.

4. Election of Vice-Chair

The Chair sought nominations were sought for the election of Vice Chair. A nomination was received and seconded for Councillor D D'Orton-Gibson. No further nominations were received.

RESOLVED that Councillor D D'Orton-Gibson be elected as Vice Chair of the Environment and Place Overview and Scrutiny Committee for the 2026/27 Municipal Year.

5. Declarations of Interests

The Chair declared an interest in item 6 in that he worked for a community energy company but had no work with the South West Net Zero Hub.

6. Confirmation of Minutes

The minutes of the meeting held on 25 February 2026 were confirmed as a correct record and were signed by the Chair.

7. Public Issues

There were no public issues for this meeting.

8. Recommendation Tracker

The Chair informed the committee that there were no updates on the tracker to update at the meeting.

9. South West Net Zero Hub Discussion

The South West Net Zero Hub gave a presentation to the committee a copy of which appears as an Appendix to these Minutes in the Minute Book.

The hub talked the committee through the work they do and how they helped local authorities with their net zero goals.

They developed and delivered net zero policies with a purpose of helping local authorities to move from net zero ambition to practical public delivery. They also provided impartial advice, technical support and project development funding.

It was stated that the focus for BCP would need to be how projects were currently delivered. Readiness was another key point with understanding sites and partners and the role to play.

Delivery would need more than availability and different funding methods. They would need to be meaningful with practical suggestions.

The hub would work with BCP for a couple of years in a partnership role which would support the council and community energy groups. There was funding coming from Great British Energy sporadically, but it was unclear how much. The committee were informed that there was a development fund to support revenue and not capital.

It was stated that quick wins were large scale solar car ports and roof top solar. Sites would be looked at, then commercial buildings and the assets. The first steps would be understanding assets and knowledge sharing with other LAs. The SWNZH was willing to help access learning and knowledge and sharing sessions between councils.

It was suggested that the Council could work with local groups and have a community energy team. Encouraging schools to invest in solar panels is another approach to take however that can be difficult due the schools funding.

It was discussed that BCP could find the following ways to focus resource to generate income:

Have consistency and momentum.

Dorset community energy was doing work in the area, work with them.

Progress work on estates.

The Chair thanked the SWNZH for attending the meeting and their presentation.

The Chair asked the Portfolio Holder to find a way that the council could focus a resource on accelerating those projects as much as possible as those examples of Portsmouth and Southampton, where they're actually generating good income and can afford to go on and do the less easy to access projects is really where we want to be. Also just keeping that, momentum in place.

Dorset Community Energy, did quite a lot of work elsewhere in Dorset. They were keen to do work within BCP, and we had been talking with them to see if we have any suitable roofs for them to use that they effectively invite the public to invest money in the scheme. They had also done a number of schools and some co-housing. Officers had been doing a lot of work trying to progress our own estate, particularly the corporate estate. Solar was put on the cafe on by Bournemouth Pier this winter. The portfolio holder had discussions around a revolving funding where the council would invest in solar panels, and the owners would make a saving, and the Council would get some of that back for another roof. Work on that was already underway.

10. Housing Strategy Review

The Cabinet Member for Housing and Regulatory Services 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.

This report provided the Environment and Place Overview and Scrutiny Committee with the annual update on progress in delivering the Housing Strategy 2021–2027.

Over the past year, delivery had continued across all five priorities, with a focus on increasing housing supply, strengthening homelessness prevention, improving housing options, and raising standards of safety and sustainability.

The report was about people and very importantly to make sure more residents had access to safe, secure homes.

It was reported that last financial year the Council delivered 145 homes across the conurbation and a further 243 were planned for the next financial year. Those numbers would clear the Council's current emergency waiting list, which equated to around 10% of the current waiting list.

More than 1,100 households were helped to avoid homelessness in the previous year. Rough sleeping was at the lowest it had been post Covid and no families had spent more than 6 weeks in bed and breakfast for nearly 2 years. There was a strong focus on the quality and safety of housing services including achieving a C1 which was the highest compliance and governance rating from the regulator of Social Housing.

That rating was an important result and reflected the effort and partnership working across the board. There were still pressures and there was a high demand for housing. Affordability was an issue for many residents, not just rent but also the cost of living, temporary accommodation was still under strain, and affordable housing was also affected.

The changes to the renter's right were positive but brought higher expectations around higher expectations around assurance, compliance and quality. The priority of the team was to grow and de-risk the affordable housing pipeline which deepened early intervention in terms of homelessness, widened housing options for residents and ensured safety quality and sustainability were at the centre of everything delivered.

The renter's rights reform was causing issues for some residents as landlords asked them to leave as the landlords are worried about the act and those people have informed that they have been advised to stay put until the bailiffs arrived. It was mentioned that there were people that had been paying their rent but were self employed helped as that was difficult with letting agents as they required certain accounts or guarantors who had to earn over a certain amount. It was stated that the renter rights act was challenging and was not a perfect piece of legislation and there were issues with it but would be beneficial for renters across the period it was in place. There was a slight rise in section 21's in the lead up to the changes but not as much as anticipated, that did provide some challenges.

The team had worked hard to engage with landlords and work with different networks to help them prepare for the changes.

The Council would inform anyone facing a section 21 of their legal right to appeal and go through the court process. The earlier the residents informed the council of the situation, there was a better chance there was for support into alternative accommodation and avoid homelessness.

The team informed the committee that anyone who was self employed or on low income received a dedicated support and inclusion officer to help source alternative accommodation. It was on a case by case basis and individual financial assessments, but included self employed people, that worker would stay with the household until they find something suitable. The team could be contacted on housing.options@bcpcouncil.gov.uk which was monitored everyday and there was a portal on the website where residents access information here <https://www.bcpcouncil.gov.uk/housing/get-housing-advice>

Questions were asked around funding and resource, it was asked if the enforcement teams had enough resource and budget to tackle rogue landlord proactively. The team would always have liked more resource. Private rented enforcement had declined in terms of resources and ability, and it was needing to be reactive, however there was a service plan being looked at that would build back private rented enforcement and regulatory services such as trading standards, environmental health and licensing to be proactive.

With regards to environmental health and the decent homes standard, it was asked if the delivery plan fully funded the remediation of damp and mould and energy efficiency. The portfolio holder informed the committee

that the council had zero non-decent properties. Regarding grant funding resilience, the team had a plan b farmwork if national grant allocations were reduced or if individual schemes failed to meet funding deadlines. There were longer term settlements that cam in from government, but a significant proportion of statutory service were grant funded and the team did their best to maximise those.

It was reported that a member of the committee had reported flats to the fire service and Environmental Health for them not being habitable, they were run by an agency which the fire service was dealing with. It was asked if there was there a mechanism that would report those instances to the Council. The committee were informed that the private sector housing enforcement team would have been involved with that. Some things would be enforced by the fire service and some by the council's enforcement team. The teams would work together, and any concerns reported by residents around fire safety in their blocks would be prioritised by the housing enforcement team.

The idea with the civil penalties was that the Local Authority could use the money to fund more enforcement and it was suggested that there could be a report at a future meeting that indicated how many penalties had been issued and how many had been collected as it was believed there was an issue with not being able to collect.

The main report stated that the ambition was to deliver 600 new homes over next 10 years and appendix A gave a target of 980. It was clarified that the 600 were completely new homes that were not planned at that time and 380 homes were homes that the council currently held and had a plan for them which made 980.

Savings that were made and could be made in the future the committee were informed that there had been reduction in bed and breakfast use which was the real pinch point for the budget cost and the cost to those who were in temporary accommodation. The Bed and breakfast budget had reduced by £700,000.00. Baseline savings had been contributed to, and grant funding was being used to deliver savings against the baseline. The team were confident savings would be continued over the years.

The C1 category was good news, and it was understood it needed monitoring for continuous improvement which was ongoing. The delivery plan showed that the resident engagement strategy and surveys slipped. There was a concern that would impact on a potential future in the future. The committee were informed that there was a five year plan being put together for BCP homes which would be one overarching document. Also, it would include future projections and delivery and support of communities.

The Director of Housing stated pride in the team and where they were. The Housing Strategy was a moment that was exciting and ambitious in terms of need. The team were thanked for their work.

The Chair stated they were really pleased with the direction it had gone in during their time in BCP and what a good news story it was.

RESOLVED that

Environment and Place Overview and Scrutiny Committee;

- i. Note the progress, achievements and challenges set out in this report.**

Voting: Unanimous

11. Work Plan

The Scrutiny Officer 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.

The Environment and Place Overview and Scrutiny (O&S) Committee is asked to consider and identify work priorities for publication in a Work Plan.

This item was to formalise the refreshed work plan that would be in place for the remainder of the Council term so the committee would know what was coming up. The document could be subject to tweaks if required with committee agreement.

There were three recommendations on the report, one was to agree the work plan and two were around the responses to Council on items that had been referred to you to committee that would not be taken forward.

The first item that was agreed was the lens of Sustainability, which was discussed in work planning but required formal agreement at committee.

In work planning the committee had picked out three key topics that they wished to spend a longer amount of time on. Those topics were reflected below as the scope had been drafted into the work plan

Christchurch Harbour – the committee agreed to invite Wessex Water and the Environment Agency into the meeting for a discussion, the scope was detailed in the work plan.

Van Life – item to committee in September and a working group which was arranged with van dwellers in June. The September meeting slot would have information from the working group meeting in which van dwellers were spoken to directly about their needs. Briefing notes from departments would form a report and those officers would be brought into the meeting to discuss issues. This approach was agreed

Van Life working group – It was agreed that a small group of councillors would hear directly some insight from Van Dwellers about their experiences and needs, this session would be a pre-arranged briefing session. The

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Cllrs agreed were Cllr D’Orton-Gibson, Cllr Moriarty and Cllr Edwards. It was also agreed to set up a separate session with Kushti Bok.

Sustainable energy - committee in November, the scope combined two areas that the committee stated they wanted to combine in the work planning session. That was agreed, along with inviting the Net Zero hub back to that meeting.

There were some Cabinet reports scoped into the work plan as well as spaces for Cabinet reports that might become pre-decision scrutiny. There was a list of 4 reserve items identified that could be brought into any empty slots that may arise. The committee agreed to keep the rapporteur items as per the work plan. There were briefing topics that also needed to be scheduled that were pushed to accommodate van life. Dates would be scheduled for those.

There were some items the committee wished to refer elsewhere as follows:

Request to look at HMO’s there was a working around the housing strategy, and the committee felt the item would be better placed there.

Safe Accommodation Strategy Work – Follows from a working group the committee had. The strategy is waiting to go through Cabinet, expected to go within a suite of strategies in July which the Overview & Scrutiny Board would be looking at as the wider suite falls within their remit. Agreed to pass to Board.

Flooding and Infrastructure – recent referral that came from Council. Within the committee workshop it was discussed that there was a limited impact that the council could have on this and decided not to add it to their work plan. It was suggested that if a Flood Advisory Group was established that would be the appropriate place to look at that topic. Agreed on that approach being reported back to Council.

Climate and Nature – was a referral from Council, it was agreed not to progress this in line with the Council referral, however the committee was doing other scoped work around this topic. A report will go to Council on that.

Red Hill Paddling Pool – this was referred to the committee to look at what happened and what could be done in the future. In work planning it was reflected on and sat on the work plan due to having no resource to progress. At this stage the committee felt that work in done would not be impactful given that new Town Councils have been established and the potential for them to oversee assets such as paddling pools. It was agreed to make a referral to Overview & Scrutiny Board, as assets scrutiny sat with them and will be liaising with the Town Councils in the future. This was agreed to report back to Council and refer to Overview & Scrutiny Board

RESOLVED that the Overview and Scrutiny Committee review, update and confirm the Work Plan with all the above additions.

Voting: Unanimous

Note: Cllr Jackie Edwards left the meeting during this item at 7.55pm.

12. Corporate Performance Report - Q3

The Chair 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.

This report was an audit item and for information only to track data and progress.

The meeting ended at 8.07 pm

CHAIRMAN

SOUTH WEST NET ZERO HUB

BCP Oversight & Scrutiny Committee

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1. **THE SOUTH-WEST NET ZERO HUB:** WHO WE ARE, OUR REMIT, WHAT WE DO
2. **PROJECT PIPELINES:** HOW TO DEVELOP ONE AND WHY THEY ARE IMPORTANT
3. **COMMUNITY ENERGY:** WHERE IT FITS, GBE AND PARTNERSHIPS
4. **BCP RELEVANCE:** SUPPORTING THE COUNCIL TO MOVE FROM STRATEGY TO DELIVERY

THE SOUTH WEST NET ZERO HUB



Overarching objective:

To support Great British Energy, Clean Power 2030 and the Warm Homes Plan

Objective 1:

Attract commercial investment and help LAs apply investment models that accelerate progress to CP 2030 & NZ 2050.

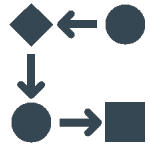
Objective 2:

Increase the number of NZ projects, including supporting early-stage development.

Objective 3:

Support a national knowledge transfer programme and build networks and partnerships. Support LAs in their engagement with the public on net zero.

WHAT WE DO



WE SUPPORT LOCAL AUTHORITIES AND PUBLIC SECTOR PARTNERS TO MOVE FROM NET ZERO AMBITION INTO PRACTICAL PROJECT DELIVERY



Provide impartial advice, technical support and project development funding



Fund specialist consultants for feasibility, options appraisal and business case work



Support financial assessments / delivery model appraisals as part of development work



Help de-risk early development work



Focus on projects that can progress towards funding, procurement and implementation



Support local authority / community energy partnerships

WHAT IS A ENERGY PROJECT PIPELINE?

- A credible renewable energy pipeline is more than a list of sites. Each opportunity needs:
 - ❑ Technical feasibility and grid considerations
 - ❑ Ownership, lease and site constraints understood
 - ❑ Costs, benefits, carbon impact and indicative financial case
 - ❑ Delivery model options and procurement implications
 - ❑ Risks, dependencies, governance and decision points
 - ❑ Clear next steps towards funding, procurement or delivery
- Allows asset owners to compare / prioritise opportunities and allocate resources accordingly
- Enables decisions around delivery routes, funding options and partnership opportunities
- Serves to avoid treating each asset as a one-off decision - drives decisions around phasing, strategic alignment, governance routes etc

TYPICAL HUB APPROACH

14

Start with
council-owned,
controlled or
influenced
assets

Review rooftops,
car parks,
depots, landfill,
agricultural land
and commercial
assets

Assess
renewable
energy
potential, site
constraints, grid
position and
deliverability

Assess financial
merit and
delivery models
for technically
viable sites

Group viable
opportunities
into portfolios
where this
improves scale,
value or delivery
efficiency

Help develop
investment-
ready business
cases to support
next steps

EXAMPLES OF HUB-FUNDED PIPELINE DEVELOPMENT

Somerset

Assessing land and asset opportunities for technical viability and against alternative uses (e.g. disposal, housing or other strategic priorities)

Dorset

Carrying out technical, commercial and legal feasibility assessment for rooftop PV for 120 commercial sites

Mid Devon

Supporting work on council-owned tenanted sites, including legal and commercial implications of deploying rooftop PV where occupiers, leases and cost/benefit sharing create complexity

Isle of Wight

Supporting development of a pipeline of projects - including community energy partnership opportunities - to support grid negotiations

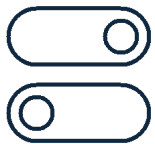
WHAT MORE MATURE COUNCILS ARE EXPLORING

Portsmouth

has largely maximised rooftop PV on council assets and is now exploring wider routes such as acquisition opportunities and VPPAs

Southampton

has built local generation assets and is exploring how to monetise surplus generation through complex site arrangements



MATURE PIPELINES CREATE OPTIONALITY. COUNCILS CAN CONSIDER MORE SOPHISTICATED FUNDING, DELIVERY AND LOCAL ENERGY MODELS ONCE THEY UNDERSTAND THEIR ASSET BASE AND PROJECT RISKS.

COMMUNITY ENERGY & WHERE IT FITS IN LOCAL AUTHORITY DELIVERY

Community energy can complement council-led and commercial delivery by:



Bringing local ownership and community benefit into projects



Helping progress smaller, more complex or lower-return sites



Supporting engagement, trust and local participation



Providing a delivery route where there is an active group and suitable assets.



Retaining more value locally through reinvestment of project surplus in local initiatives

COMMUNITY ENERGY AND GREAT BRITISH ENERGY

- Community energy can support delivery where local ownership, local benefit and place-based engagement matter
- **Great British Energy Local Power Plan**: vision for every community to have the opportunity to benefit from and own a local energy project by 2030
- Includes **Community Fund** for community energy groups and **Partnership Fund** for joint local authority / community energy projects
- BCP will be better placed if it has already identified: suitable sites, potential partners, delivery roles and early feasibility evidence

HOW LOCAL AUTHORITIES CAN ENABLE COMMUNITY ENERGY

**START SMALL: USE PILOT SITES AND EARLY
FEASIBILITY WORK TO TEST THE MODEL BEFORE
SCALING.**

1. **Strategy:** Build community energy into wider net zero, asset and regeneration strategies.
2. **Sites:** Identify suitable sites and share early project information
3. **Role:** Clarify whether the council is asset owner, facilitator, partner, funder or off-taker
4. **Governance:** Agree internal routes through property, legal, procurement and finance

BCP LAEP: THE STRATEGIC DIRECTION FOR BCP TOWARDS NET ZERO

BCP's LAEP sets a clear direction for local energy delivery:

- Area-wide net zero target by **2045**.
- Electricity demand expected to increase significantly, with **2045 electricity demand around 2x baseline**.
- Local renewable generation target of **~400 GWh**, equivalent to **13% of projected 2045 electricity demand**.
- Rooftop PV is central to this pathway, with the LAEP identifying **280 MW of rooftop PV potential by 2045**.
- Ground-mounted PV potential is more constrained because of Green Belt sensitivities, increasing the importance of rooftops, car parks and council-influenced assets.

TARGETS & DELIVERY IMPLICATIONS

5,000

Buildings
surveyed for
rooftop PV
suitability by Q1
2028

>100

New Council
rooftop PV
installations by
Q1 2030

10

Community-led
energy projects
by Q1 2030

What these suggest:

- Significant scale / pace of delivery is required
- Isolated site-by-site decisions may not be effective
- A structured approach is needed (and the Hub is well placed to support)

FINANCE CONSIDERATIONS

- BCP's LAEP recognises that delivery will require more than identifying technical opportunities.
- To make that meaningful, BCP will need a clear view of:
 - Which projects are most viable?
 - What scale of investment is required?
 - Which assets should be council-led, community-led or partner-led?
 - What risks, constraints and dependencies need to be resolved?
 - What governance route will move projects from feasibility to decision?
- But also:
 - What is the asset?
 - Who owns it?
 - Who uses the energy?
 - Who takes the risk?
 - Who receives the benefit?

Action 1: Net Zero Fund

- Investigate developing a Net Zero Fund to finance LAEP delivery across sectors.
- Explore traditional capital markets and financing mechanisms, including community municipal investment.
- Complete a Financial Options Review by Q4 2026.

CONCLUSION: FROM LAEP AMBITION TO DELIVERY

1. A prioritised project pipeline

- Build from existing LAEP evidence and site assessments.
- Identify which opportunities are most viable, deliverable and strategically important.
- Group projects into portfolios where this improves scale, value or delivery efficiency.

2. Clear delivery models, including community energy

- Decide which projects are best suited to council-led, commercial, community energy or partnership delivery.
- Identify where community ownership adds local value.
- Prepare for emerging Local Power Plan / GBE partnership opportunities.

3. Investment-ready evidence and governance

- Understand technical, legal, commercial and financial risks.
- Agree decision-making routes through finance, legal, procurement, property and sustainability teams.
- Progress priority projects towards business case, procurement and delivery.

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