

**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**CABINET**

Minutes of the Meeting held on 23 November 2022 at 10.15 am

Present:-

Cllr D Mellor – Chairman

Cllr P Broadhead – Vice-Chairman

Present: Cllr M Anderson, Cllr B Dove, Cllr J Kelly, Cllr K Rampton,  
Cllr M White and Cllr T Johnson

Present virtually: Lead Members: Cllr H Allen, Cllr N Brooks, Cllr S Baron and Cllr J J Butt

Also in attendance: Lead Member: Cllr T Johnson

Also in attendance virtually: Cllr L Williams (Chairman of the Corporate and Community Overview and Scrutiny Committee)

Apologies: Cllr B Dunlop, Cllr M Greene and Cllr N Greene

75. Declarations of Interests

The Leader declared an interest in relation to Minute No 79 (Finance Strategy Update Report) specifically relating to the confidential appendices advising that one of his engineering companies does have a lease over one of the sites in the confidential appendices but that they had no interest in acquiring the site and had therefore sought advice and can continue to take part in that item.

Councillor Nigel Brooks declared an interest in Minute No. 82 (Housing and Property Compliance Update (Housing Revenue Account) advising that he was a director of Bournemouth Building Maintenance Ltd.

76. Confirmation of Minutes

The Minutes of the meeting held on 26 October 2022 were confirmed and signed as a correct record.

77. Public Issues

The Leader advised that there had been no questions, statements or petitions received on this occasion.

78. 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.

79. Finance Strategy Update Report

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 'A' to these Minutes in the Minute Book.

Cabinet was reminded that the October Cabinet report had set out how a balanced budget for 2023/24 would be delivered and this was shared with DLUHC on the 24 October 2022.

In relation to this Cabinet was advised that as set out in the October report that having undertaken this work the challenge is now translating this work into a detailed implementation workstream and strength testing the deliverability of the assumptions that had been made with a robust evidence base, and that of particular importance will be those around service savings and efficiencies to avoid double-counting savings especially with those being delivered by the transformation programme.

Cabinet was informed that this November report presented an update on this workstream and highlights that the consequences of the initial work around implementation is that further "below the line" budget proposals have been established which are those that would be the most challenging to deliver.

The Chairman of the Corporate and Community Overview and Scrutiny Committee addressed the Cabinet advising that at their recent meeting there had been comprehensive discussion on the report and the committee recommended that: -

*Recommendation 4 as outlined in the report is not approved and that Cabinet gives further consideration to the list of non-strategic Asset Sales as set out in exempt Appendix A and that Cabinet give further consideration to all other options.*

In relation to this the Chairman of the Corporate and Community Overview and Scrutiny Committee advised that the committee requested that:

*The Portfolio Holder and relevant officers bring a report to the next O&S Committee on:*

- 1. The wider list of assets considered for disposal and the reasons for those selected for shortlist*
- 2. The timetable for the controlled disposal of public assets, which maximises value and controls risk.*

*Voting: 6:0 (3 abstentions)*

The Leader thanked the Chairman of the Corporate and Community Overview and Scrutiny Committee for the Committees recommendations, and in relation to that urged the cabinet to go with the recommendation 4 as put emphasising the potential time scale implications for delaying this.

In addition the Leader advised of the forthcoming budget cafes.

Cabinet was advised that there would be no budget update report going to the January Cabinet meeting as a balanced budget position had been

achieved and that focus needed to be given to presenting the annual budget to the February meeting.

**It is RECOMMENDED that Cabinet:**

- (a) Supports the update of the plan to deliver a balanced budget for 2023/24 and the testing of the implementation process;**
- (b) Recognises the continued improvement to the in-year position with a surplus of £8.5m now projected; and**
- (c) Acknowledges that further proposals have been identified to replace any proposals that cannot now be delivered, or which have been deferred into a future year.**

**It is RECOMMENDED that Council:**

- (d) Approves the disposal of Non-Strategic Asset Sales as set out in confidential appendix A, subject to achieving the estimated sales value for each lot, with the decision delegated to the Director of Finance, in consultation with the Leader or Deputy Leader of the Council as appropriate; and**
- (e) Approves a pooled budget arrangement in relation to section 117 Aftercare as set out in appendix B.**

Voting: Unanimous

Portfolio Holder: Leader of the Council

The Leader of the Council declared an interest in this item and remained present for the discussion and voting thereon.

80. Mid-Year Corporate Performance Report

The Leader 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 informed that BCP Council's priorities and values, underpinning how we will work to develop and deliver services, are set out in the Corporate Strategy which was adopted by Full Council in November 2019.

In relation to this Cabinet was advised that refreshed vision and ambition statements are set out in the Big Plan, providing a wider context and further drive to deliver the Corporate Strategy.

Further to this Cabinet was informed that the delivery plan actions are refreshed annually affording the opportunity to celebrate the progress already made and ensure future planned actions remain relevant and are in line with the council's wider vision and ambitions, and that the appended report shows a positive performance story against the actions and the key performance measures that Cabinet agreed in February 2022. Individual exception reports provide explanations and planned actions to address areas in need of improvement.

Cabinet was further advised that each of the priority updates are cross referenced to the United Nations Sustainable Development Goals and the

Levelling up Goals, and that reported progress has also been aligned to the six domains of the Equality and Human Rights Commission performance framework.

Members spoke in support of the work which had been carried out in relation to the exception reports.

**RESOLVED that Cabinet: -**

- (a) Considered the Mid-Year Performance reports;**
- (b) Considered the performance exception reports relating to areas of underperformance; and**
- (c) Supported the change to the performance indicator set and advise of any further amendments to the performance indicator set that informs corporate performance**

Voting: Unanimous

Portfolio Holder: Leader of the Council

81. Flexible Housing scheme at Summers Avenue, Bournemouth

The Portfolio Holder for Development, Growth and Regeneration 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 this scheme is being brought forward from programme 5 (hardest to reach) of CNHAS which was approved by Cabinet on the 29<sup>th</sup> September 2021, and that the BCP owned site currently consists of 2x 1-bedroom bungalows at 1 Summers Avenue and 10 Tonge Road, Bournemouth, residing in the protected Heathland zone.

Cabinet was informed that the existing properties present ongoing significant maintenance issues for BCP Council which are not sustainable or flexible enough in their use, and that the site presents an opportunity for redevelopment and the building of replacement – but with more bedrooms, better quality sustainable affordable and flexible homes.

Cabinet was advised that one property is empty with the tenant in a Council owned temporary decant property, waiting for approval for this to become a permanent decant, and that the other property is occupied with an alternative Council owned property identified.

In relation to this Cabinet was advised that once approval to progress the development is provided both tenants decant will become permanent.

Cabinet was informed that the new homes provide 2x 2-bed wheelchair properties, catering for a variety of needs. Planning was granted on 20<sup>th</sup> September 2022, and that the increase from 1 to 2 beds is a positive response to the restrictive Heathland designation.

Cabinet was advised that the Housing Delivery team, BCP Homes colleagues and Adult Social care are working together to ensure the most appropriate residents are placed in these flexible homes when they are complete.

Cabinet was further advised that the necessary building works are to be procured directly with the internal Construction Works Team, subject to capacity and budgets being acceptable, and that they will be built using the design & construction principles as set out in the approved CNHAS Strategy to ensure they provide high levels of thermal efficiency, space and amenity and minimise the need for retrospective environmental upgrades in the foreseeable future.

**RESOLVED that: -**

- (a) the budget of £543k for the new Summers Avenue scheme to the Council Newbuild Housing & Acquisitions Strategy (CHNAS) be approved;**
- (b) the financial strategy for the scheme as set out in paragraphs 8 to 11 with specific approval for the use of £400k new prudential borrowing to be repaid over 50 years from the HRA be approved;**
- (c) the procurement of build works to the inhouse Construction Works Team (subject to capacity and budget compliance) be approved;**
- (d) the delegation to SRO (in conjunction with the Chief Financial Officer) authority to enter into a contract for build works providing all key parameters (including delivery within approved capital budget) are met; and**
- (e) the appropriation of land for housing purposes if required be approved.**

Voting: Unanimous

Portfolio Holder: Development, Growth and Regeneration

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

The Portfolio Holder for People and Homes 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 the report provided information on 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, and that it also sets out issues concerning compliance and demonstrates how these are being managed.

Cabinet was informed that the report provides performance information to the end of quarter 2, 2022/23, and that there are no significant issues of non-compliance to report but that a recent internal audit of the Bournemouth neighbourhood identified several issues which are set out which impact upon assurance, and that there is also a concern in gaining access to homes in Bournemouth to carry out lift inspections.

In relation to this Cabinet was advised that there are increased responsibilities placed on social landlords to manage the health and safety of residents primarily included in the new Building Safety Act 2022 although many of its provisions require further secondary legislation.

Cabinet was informed that the Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 require the council to fit carbon monoxide alarms to all its homes by 1 October 2022, and that the council had written to the Regulator of Social Housing as not all homes were compliant.

In relation to this Cabinet was informed that they had been advised that our programme to fit the alarms had already commenced and by February 2023 all our homes will be compliant, the Regulator's expectations are that plans are put in place to ensure compliance and has replied confirming that there has been no breach of regulatory standards.

Cabinet was advised that with the creation of the new inhouse housing management service, BCP Homes, work is required to align policies and procedures regarding property compliance, and that future changes will also be made to the regulatory regime overseen by the Regulator through the Social Housing Regulation Bill, and that following the white paper, the charter for social housing residents, new national tenant satisfaction measures will be reported on from April 2023 and will include those relating to maintaining building safety.

Cabinet was informed that in preparation for these changes, the council will continue to take steps to improve our existing monitoring and recording of compliance work, and that an Advisory Board has been established to support the work of the new BCP Homes service and the Portfolio Holder for People and Homes, and that the Board, consisting of independent, resident and councillor members will provide an additional element of oversight and assurance around many areas including property compliance.

**RESOLVED that: -**

- (a) Cabinet notes the compliance information provided which details how the council is performing against statutory building compliance relating to its council housing; and**
- (b) A performance report will be made annually to Cabinet in future years.**

Voting: Unanimous

Portfolio Holder: People and Homes

Councillor Nigel Brooks declared an interest in this item and remained present for the discussion and voting thereon.

83. WISE Fly Tipping Enforcement Review

The Portfolio Holder for Community Safety and Regulatory Services 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 reminded that on 25 May 2022 Cabinet had considered the report [Fly-tipping and Fly Posting Enforcement Pilot Review](#) and resolved that the pilot be extended and a further report be presented in November 2022 with recommendations for the service long-term.

Cabinet was advised that this report outlines the work carried out since May 2022 with the Councils Communications Team and Waste Compliance Officers in line with recommendations made to Cabinet, and that it summarises some of the learning from other Local Authorities and provides an update on the performance and data of the pilot.

In relation to this Cabinet was informed that the report considers the long-term plans to meet the challenges facing the Council with regards to environmental crimes and makes recommendations with regard to the way forward.

**RESOLVED that Cabinet: -**

- (a) approved the end of the existing pilot in March 2023;**
- (b) approved Option 2, the extension of the scope of the service, to include investigation and issuing of fines for littering, fly-tipping and fly-posting offences to be provided by a contractor, subject to Tender process; and**
- (c) approved the level of fines for littering at £150 with an early repayment level within 14 days of issue at £75.**

Voting: Unanimous

Portfolio Holder: Community Safety and Regulatory Services

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

Cabinet was advised that there were no urgent decisions taken by the Chief Executive in accordance with the Constitution to report on this occasion.

85. Cabinet Forward Plan

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

Cabinet highlighted the future reports coming through and the positive news across the high streets.

The meeting ended at 12.05 pm

CHAIRMAN