

**Appendix E****EIA Assessment: Conversation Screening Tool - Poole Civic Centre**

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| <b>What is being reviewed?</b>           | <p>An Outline Business Case (OBC) setting out recommendations for the future use of the former Poole Civic Centre Campus.</p> <p>The OBC has been prepared by the Council's wholly owned Urban Regeneration Company - BCP FuturePlaces Limited.</p>   |
| <b>What changes are being made?</b>      | <p>The site of the former Borough of Poole Council administrative headquarters is surplus to Council requirements following local government reorganisation and the creation of BCP Council.</p> <p>A previous scheme, progressed by the Council's Assets and Accommodation project, had considered retaining a 'slice' of the building to support the coroner's function and other civic requirements. However, FuturePlaces were asked to explore alternative uses and soft-market testing has suggested that use of the building as a Coroner's court does not maximise value of the BCP estate.</p> <p>The alternative proposal set out in the OBC is to convert the building into a boutique hotel and to prepare a reference masterplan for the remainder of the site to accommodate a residential led mixed tenure scheme.</p> <p>The new proposal will include provision for the Charter Trustees but will no longer accommodate the coroner's court.</p> |
| <b>Service Unit:</b>                     | Regeneration Delivery   |
| <b>Participants in the conversation:</b> | <p>Sarah Longthorpe - Director off Delivery Regeneration,<br/>Gail Mayhew, Managing Director, BCP FuturePlaces<br/>Craig Beevers, COO BCP FuturePlaces<br/>Andrew Burrell, Director of Development and Design BCP FuturePlaces,<br/>Rob Dunford, Corporate, Business Case and Commercial Manager, Steve Cox Programme Manager BCP Future Places.<br/>Corporate Management Board<br/>Corporate Property Group</p>  |
| <b>Conversation date/s:</b>              | <p>July 2021 – August 2022.</p> <p>The project was one of the 14 projects initially allocated to BCP FuturePlaces in summer 2021.</p>   |

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|  | <p>It was determined at CMB in October 2021 to explore the potential market for suitable hoteliers rather than the alternative proposal to accommodate the Coroner's Court in part of the building.</p> <p>The proposals have been discussed at BCP FuturePlaces Company Boards and the Council's Big Plan Delivery Board.</p>   |
| <p><b>Do you know your current or potential client base? Who are the key stakeholders?</b></p> | <p>BCP Council<br/>         Poole Charter Trustees<br/>         BCP FuturePlaces<br/>         Local residents and visitors<br/>         Coroner's service</p>  |
| <p><b>Do different groups have different needs or experiences?</b></p>                         | <p>The hotel provision will aid tourism, employment, regeneration and the value of surrounding property.</p> <p>The potential hoteliers will, by agreement, continue to provide for the Charter Trustee civic function requirements. Disabled car parking will continue to be provided, and accessibility will be considered as part of the agreement with the hotel provider. Any military services currently undertaken as part of the ongoing Charter Trustee functions will be accommodated as far as possible as part of any agreement with the hotel provider.</p> <p>The housing proposed will benefit future residents (depending on tenure and type) whilst reducing pressure on the existing stock. Equalities issues will be revisited and considered as part of the masterplan for the site and Full Business Case development.</p>    |
| <p><b>Will this change affect any service users?</b></p>                                       | <p>The proposals will impact users positively in terms of employment and housing availability.</p> <p>The coroner's service currently operates from the BCP Civic Centre in Bournemouth and is also making temporary use of space in the BCP Civic Annexe. Given the constraints that exist in the BCP Civic Centre and the likelihood of disposal of the Annex at some point in the future, neither building is considered ideal. In the event relocation to the former Poole Civic Centre is ruled out it will be necessary to consider an alternative plan for accommodating the coroner's service in the future, whether that is retaining the service in the BCP Civic campus or at a location elsewhere. This work is being progress by the council's Assets and Accommodation project team and will be the subject of separate reports.</p> |

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| <p><b>What are the benefits or positive impacts of the change on current or potential users?</b></p> | <p>The proposals will have a considerable impact helping to rejuvenate Poole by providing public access to a much-valued building, protecting the listed elements and providing continued access for the Charter Trustees functions.</p> <p>The proposed hotel will also create jobs both directly and in the local supply chain and development of the remainder of the site will help to meet housing targets for the area (circa 350). The type and tenure of the housing will meet or exceed planning requirements and public consultation will be undertaken as part of the Full Business Case development.</p> <p>BCP FuturePlaces Limited is committed to a stewardship approach to the delivery of regeneration and the creation of well-designed sustainable and inclusive local neighbourhoods.</p> <p>The stewardship approach adopted by FuturePlaces supports the 6 domains identified as part of the measurement framework for Equality and Human Rights (<a href="#">measurement-framework-interactive.pdf (equalityhumanrights.com)</a>), in particular:</p> <ul style="list-style-type: none"> <li>• Living standards – To enjoy an adequate standard of living, with independence and security, and be cared for and supported when necessary</li> <li>• Health – To be healthy, physically and mentally, being free in matters of sexual relationships and reproduction, having autonomy over care and treatment, and being cared for in the final stages of your life</li> <li>• Justice and personal security – To avoid premature mortality, live in security, and know you will be protected and treated fairly by the law</li> <li>• Participation – To participate in decision making and in communities, to access services, to know that your privacy will be respected, and to be able to express yourself.</li> </ul> |
| <p><b>What are the negative impacts of the change on current or potential users?</b></p>             | <p>Negative impacts at this OBC stage in the process are restricted to the need to find an alternative location for the Coroner’s Court and the likely loss of public car parking. Parking requirements are being considered as part of a wider study for the area and the results will be used to inform the public consultation and the development of the Full Business Case for the site.</p>  |

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|   | <p>The civic function requirements and access arrangements will be part of the agreement with the chosen hotelier and should see no negative impact.</p>  |
| <p><b>Will the change affect employees?</b></p>   | <p>No. BCP Council has already decommissioned the building and wider site.</p>  |
| <p><b>Will the change affect the wider community?</b></p>   | <p>The change will affect the community positively by continuing to regenerate the area, providing quality public-facing provision and access to the listed building, and developing much needed housing on a brownfield site.</p> <p>The proposals will provide good accessibility to green spaces to improve <b>physical and mental health and wellbeing</b>. The project will protect the wooded areas of the site and provide housing and hotel facilities close to Poole Park open space to encourage people to engage with the natural environment, <b>encouraging informal interaction and improving community cohesion</b>.</p> <p>The new housing development will be designed to have higher accessibility standards, be adaptable to residents as they get older and their needs change, due to <b>age and/or reduced mobility</b>.</p> <p>The masterplan will include safe and attractive public spaces either on the site or providing safe links to the adjacent Poole Park to encourage children to play outside and interact informally with other <b>children</b> to improve self-esteem and build resilience.</p> <p>The development of a high-quality boutique hotel alongside the residential development with the associated improvements to the public realm close to shopping areas will increase opportunities for the community to interact, <b>reducing loneliness and improving wellbeing</b>.</p> |
| <p><b>What mitigating actions are planned or already in place for those negatively affected by this change?</b></p> | <p>All potential hoteliers have been made aware of the civic requirements and have expressed their willingness to accommodate the likely requirements.</p> <p>The coroner's service is currently operating from the BCP Civic Centre and is making temporary use of space in the BCP Civic Annexe. The coroner has been made aware of the proposals and an alternative long-term location is being progressed by the Council's Transformation Programme, as part of its Assets and Accommodation Workstream.</p>  |

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| <p><b>Summary of Equality Implications:</b></p> | <p>The proposals will benefit the Poole area of BCP in terms of regeneration, provide public access to a well-known listed building, and create a significant neighbourhood around the already converted residential properties on site with good access to open space.</p> <p>This will support BCP FuturePlaces stewardship approach ensuring the delivery of housing and the creation of sustainable, well-designed and inclusive local neighbourhoods.</p> <p>Public consultation will be undertaken as part of the development of the Full Business Case and equalities issues will be revisited as more detailed plans are progressed.</p> <p>The potential negative impacts in determining the proposed uses have been addressed.</p> |
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