

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

Minutes of the Meeting held on 08 March 2023 at 10.15 am

Present:-

Cllr P Broadhead – Chairman  
Cllr N Greene – Vice-Chairman

Present: Cllr B Dunlop, Cllr M Greene, Cllr J Kelly, Cllr K Rampton,  
Cllr M White

Lead Member: Cllr T Johnson

Present Cllr B Dove

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

Also in attendance virtually: Cllr S Bartlett, Cllr D Butler, Cllr J Edwards (Chair of the Health and Adult Social Care Overview and Scrutiny Committee) and Cllr Gabriel (Chair of the Place Overview and Scrutiny Committee).

125. Declarations of Interests

Councillors N Brooks and T Johnson declared an interest in respect of Minute Number 138 (Bournemouth Development Company LLP – Extension of Option Execution Dates) and remained present.

126. Confirmation of Minutes

The Minutes of the meeting held on 8 February 2023 were confirmed and signed as a correct record.

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

Cabinet was provided with an update in respect of the latest position on in-year asset sales which will impact on the extent of the capitalisation direction previously requested for 2022/23 is actually required.

127. Public Issues

The Leader advised that there had been no petitions received on this occasion, but that one question had been received by a member of the public in relation to Agenda Item 12 (Redevelopment of Beach Road Car Park) and that one statement had been received by a member of the public in relation to Agenda Item 9 (Poole Crematorium: Detailed Options for the replacement of cremators).

**Question from John Sprackling on Agenda Item 12**

1. Cabinet should be aware that in 2017, PBC sought to remove the Deed of Release and Covenant dated 19 June 1931. This was referred to the Upper Tribunal (Lands Chamber) on 23 May 2018, which rejected the Council's request for stay of proceedings for a period of 6 months and awarded costs against the Council in favour of residents who objected.
2. The Association believes that any Business Case should not be approved until the Covenant issue has been addressed/concluded.
3. Please confirm that the Business Case will be withdrawn until the matter of the Covenant has been resolved.

**Response by the Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation**

The process for dealing with the historic restrictive covenants affecting the site and the relevant legislation is fully set out in paragraphs 63- 69 of the Cabinet report.

In 2018 the former Borough of Poole Council withdrew Tribunal proceedings to discharge the restrictive covenants on Beach Road following receipt of Counsel's advice confirming that the Council should instead use its statutory powers of appropriation to override any covenants that may impede development.

Appropriation is the legal means by which land held by a local authority is transferred from one legal function to another. Appropriation for planning purposes will also convert the rights of beneficiaries of the covenants into a right to receive financial compensation following the grant of planning and implementation of the development causing the interference in the rights.

In due course the Council will place an advert for two consecutive weeks in the local paper declaring its intention to appropriate, to which comments and objections can be made. In reaching a decision, Council will be asked to carefully consider any objections and an assessment of those received will be reported to Cabinet with reasoned responses for consideration.

It is proposed that a full business case and Cabinet report will follow in early 2024 considering these issues and seeking approval to appropriate part of the site for planning purposes, prior to the grant of planning permission and subsequent disposal.

As this project is at the Outline Business Case stage and for the reasons outlined above where further processes will be undertaken and further consideration given to this matter it is recommended that the Council authorises Future Places to progress with the production of a full business case.

**Statement from John Ainsworth, Chair of Churches Together In Poole on Agenda Item 9**

The 9/22 Cabinet decision aimed to install new cremators by March 2024.

Only Option 3 meets that.

The CDS report does not say when new generation electric cremators will be available to install in Poole. They will be untried and tested technology.

DFW cremators have already been installed at 3 crematoria across the UK and are therefore already tried and tested.

The lead time for purchase of the DFW electric cremators is 9 to 12 months.

Appendix 1 shows that the installation of electric cremators in Poole can be funded over 15 years.

128. 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.

129. Tender for Fly-tipping & Littering; update on progress

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 'S' to these Minutes in the Minute Book.

Cabinet was advised that on 23 November 2022 Cabinet considered the report 'WISE Fly Tipping Enforcement Review' and resolved that the pilot be extended to March 2023, and that Cabinet also approved an extension to the scope of the service, to include investigation and issuing of fines for littering in addition to fly-tipping and fly-posting offences which had formed the basis of the pilot.

In relation to this Cabinet was informed that the report gave authorisation to officers to commence a Tender process to select a contractor, and that this report provided an update on the Tender process to date.

**RESOLVED that Cabinet noted the update provided.**

Voting: Unanimous

Portfolio Holder: Community Safety and Regulatory Services

Reason

To update Cabinet on this key programme of activity.

130. Corporate Peer Challenge Progress Report

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation 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 in November 2021 the Local Government Association (LGA) had carried out a Corporate Peer Challenge of BCP Council, and that the peer team had been made up of eight 'critical friends' which included two lead members, four senior officers from other local authorities and two LGA advisors.

Cabinet was informed that the Peer challenge had focused on:

1. Local priorities and outcomes
2. Organisational and place leadership

3. Governance and culture
4. Financial planning and management
5. Capacity for improvement

And at the councils request had also focused on:

- Transformation
- Partnership working
- Summer response

Cabinet was advised that an action plan in response to the final feedback report had been approved by Cabinet in April 2022, and that members of the peer team had visited the Council on 1 December 2022 to review the progress since the last visit, and that a summary of their findings had been presented in the report appended to this paper.

**RESOLVED that Cabinet received the Corporate Peer Challenge Progress Report and provided any comments.**

Voting: Unanimous

Portfolio Holder: Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

A peer challenge presents opportunities for councils to receive endorsements from other local authorities about how well services are being delivered but also to learn how things could be done differently to best meet the needs of the council and the wider community.

131. Community Asset Transfer Policy

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation 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 informed that Connected Communities is one of the objectives within the Corporate Strategy, and that the Council wants to empower and enable a thriving voluntary and community sector to do more.

In relation to this Cabinet was advised that this Community Asset Transfer Policy will support communities to access Council property assets for this purpose and provided a clear framework and process for how applications can be submitted, will be assessed, and determined. In addition, Cabinet was advised that the policy is also required to protect the Council's financial integrity, fiduciary duty, and wider accountabilities such as health and safety.

Cabinet was informed that a Community Asset Transfer (CAT) involves the transfer of a council owned property asset (land and buildings) to the Community, whether that be Town & Parish Councils or voluntary and community groups. It is important to recognise the positive contributions

that these groups can make in their local areas, so having a CAT policy in place will provide another option to influence these beneficial outcomes.

Members spoke in support of the policy and thanked officers for all their hard work.

**RESOLVED that: -**

- (a) Cabinet noted that this policy is the first of several asset related policies to be drafted as part of the wider Asset Management Plan development for the Council;**
- (b) Cabinet adopts the Community Asset Transfer Policy; and**
- (c) Cabinet noted that each CAT application will be considered by the Asset Investment Panel, and if approved, the transfer will be progressed in accordance with the Council's Financial Regulations.**

Voting: Unanimous

Portfolio Holder: Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

The Council is in the process of developing a comprehensive Asset Management Plan (AMP) which sets out how it best manages its land and buildings to support the delivery of Council services and the priorities set out in the Corporate Strategy and The Big Plan. Part of the development of the AMP is to establish a suite of policies that assist with the management of assets, and the Community Asset Transfer Policy is one of the first policies to be brought forward for adoption.

BCP Council is committed to facilitating the transfer of appropriate assets to provide sustainable benefits to local communities. This policy has been prioritised in its development as the Council recognises an interest from some local community groups ready to submit applications. By having a policy in place there will be a fair and transparent framework and process for all parties to understand and follow. This Policy will also complement the Council's approach of Asset Based Community Development across BCP.

132. Transfer of green space assets to Christchurch Town Council

The Deputy Leader and Portfolio Holder for Council Priorities and Delivery 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 informed that prior to the creation of BCP Council, legacy Christchurch Borough Council (CBC) proposed that the then new Christchurch Town Council assume responsibility for several of its open space assets and play facilities, subject to agreement and formal approval by both the incoming BCP Council and Christchurch Town Council (CTC).

In relation to this Cabinet was advised that CTC have already become responsible for some former CBC assets on the creation of the Town Council from 1<sup>st</sup> April 2019.

Cabinet was informed that because of planned refurbishment works to play facilities, any potential transfer of these sites was delayed until the works were completed and terms agreed between BCP Council and CTC.

Cabinet was advised that in November 2022 CTC formally decided to proceed with the transfer of the following three sites:

- Barrack Road Recreation Ground (including play and fitness areas),
- Two Riversmeet Skate Park
- Waterman's Skate Park

Cabinet was further advised that formal approval was now required to the agreed terms detailing the financial arrangements and responsibility for the spaces in question.

The Deputy Leader and Portfolio Holder for Council Priorities and Delivery in proposing the report advised of an amendment to the recommendations in that only recommendation (c) required Council approval and recommendations (a), (b) and (d) were resolved matters for the Cabinet. The amended recommendations were proposed and approved as set out below.

**It is RESOLVED that Cabinet: -**

- (a) Considered the outcome of the Public Consultation, set out in paragraph 7 & 8 of this report and notes the requirements of the Disposal of Public Open Space Procedure in paragraph 10.**
- (b) Agrees to transfer to Christchurch Town Council the freehold ownership of assets:**
  - **Barrack Road Recreation Ground,**
  - **Two Riversmeet Skate Park**
  - **Waterman's Skate Park****under the terms, conditions and legal arrangements set out.**

**It is RECOMMENDED that Council: -**

- (c) Agrees to transfer these assets at below the 'market' value, under the provisions of the Local Government Act 1972 general disposal consent (England) 2003,**

**It is RESOLVED that Cabinet: -**

- (d) Agreed the transfer of the obligations arising from the Fields in Trust designation for Waterman's Park Skate Park to Christchurch Town Council.**

Voting: Unanimous

Portfolio Holder: Deputy Leader and Portfolio Holder for Council Priorities and Delivery

#### Reasons

CTC is the Tier 3 Local Authority. It will be able to maintain and improve play and recreation matched to local needs and take local decisions based

on its strategic plans. Implementation of improvements will use funding raised via its precept. Transfer of these sites will also enable CTC to implement any new proposals identified in its developing Neighbourhood Plan.

The Heads of Terms secures future use of these areas for recreation and the transfers will enable CTC to invest in improvements to these facilities.

BCP Council will provide grounds maintenance and play inspection services on a rechargeable basis. This will be for an agreed period to ensure smooth hand over of the facilities and seamless delivery of services based on the service standards previously delivered.

133. Poole Crematorium: Detailed Options for the replacement of cremators

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation 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 this report was being brought to Cabinet following a request in September 2022 that report detailing options for the replacement of cremator(s) at Poole Crematorium be brought to Cabinet in the next 6 months, with the aim of working towards new cremator(s) being installed in the next 18 months.

Cabinet was informed that the report reports back on an independent feasibility study on the technological options for crematoria installation and requested that Cabinet consider the potential options for investment and agree which way to take it forward.

In proposing the report the Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation proposed an amended recommendation contrary to that contained within the report. Cabinet was advised that the amended recommendation removed the original recommendation (a) *'Cabinet agrees an investment of up to £3.3M be built into the future capital programme and up to £725k per annual revenue costs from 2024/25 for the provision of cremators at Poole Crematorium'* as contained within the report and looked instead to build this into the capital programme as per the amended recommendation (d).

The Chairman of the Place Overview and Scrutiny Committee addressed the Cabinet advising that at their recent meeting the Committee had proposed the following recommendation: -

*'The Place Overview and Scrutiny Committee recommended to Cabinet that it approves option 3, as outlined in the report to Invest in two electric cremators.'*

In relation to this the Chairman of the Place Overview and Scrutiny Committee advised that the reason provided by the committee in making this decision was that it was important to have cremators operating in the facility again as soon as possible.

Members of the Cabinet spoke in support of option 3 expressing the importance of moving forwards.

**RESOLVED that: -**

- (a) Cabinet notes that a business case will be taken to the Future Infrastructure Board to request CIL funding for the approved option;**
- (b) Cabinet notes the CDS Group feasibility study for cremator replacement at Poole Crematorium;**
- (c) Cabinet agrees to progress with Option 3: Invest in two electric cremators and will look to build into the Capital programme once ordered; and**
- (d) Cabinet agrees to a detailed business case on the agreed option be brought back to Cabinet.**

Voting: Unanimous

Portfolio Holder: The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

The recommendations of this report seek to ensure provision of cremators to meet the needs of the whole BCP Community.

134. BCP FuturePlaces Ltd - Outline Business Case for Poole Civic Centre Site

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation 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 FuturePlaces Ltd, ("FuturePlaces") a wholly owned Urban Regeneration Company (URC) was set up with the fundamental purpose to drive "Place Making", regeneration and property market transformation both across key sites owned by the Council and the wider area to support the aspirations set out in the Council's Big Plan.

In relation to this Cabinet was informed that the FuturePlaces business plan approved by Cabinet in June 2022 listed the key sites the company had been tasked with progressing the regeneration of including the former Poole Civic Centre following its decommission as the result of local government reorganisation and the creation of BCP Council.

Cabinet was advised that this report sets out the outline business case (OBC) and highlights FuturePlaces recommended use for this site to be developed for hotel and residential use, and that whilst the OBC considers the overall viability of the recommended option based on high level assumptions, the FBC will confirm the exact design, time, cost, and quality expectations as well as the proposed delivery pathway and overall affordability. It is only at FBC stage that firm consideration can be given as to whether it is still best to progress with the redevelopment proposal and the necessary commitment and funding approvals sought from the Council.

Cabinet was advised that the OBC indicates that the value of the site can be optimised by master planning and sequencing development to ensure value uplift benefits are realised and momentum is maintained.



Further to this Cabinet was advised that it was required to review the options outlined in the OBC and consider if the recommended option is the most appropriate and affordable and authorise FuturePlaces to progress with the preparation of a full business case (FBC).

**RESOLVED that Cabinet: -**

- (a) Approves the Outline Business Case for the former Poole Civic Centre site as set out in Appendix A to this report endorsing the recommended option contained therein;**
- (b) Ratifies previous report decisions to declare the asset surplus to requirements and notes the proposal to phase the redevelopment of the site to enable the hotel use to progress ahead of residential plans for the reasons outlined in this report;**
- (c) Agrees to pay FuturePlaces for its development advice and services and costs associated with the preparation of the outline business case totalling £250k, and to include the scheme in the Council's Capital Investment Programme.**

**Cabinet RECOMMENDS that COUNCIL:**

- (a) Agrees to move the project to Full Business Case stage and commit costs estimated at £1.061m;**
- (b) Agrees that the needs of the Poole Charter Trustees will be accommodated within the redeveloped Poole Civic Centre and that a location for the Coroner's Service will be progressed by the Council's Transformation Programme - Assets and Accommodation Workstream.**

Voting: Unanimous

Portfolio Holder: Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

To contribute to the Council's Corporate vision, specifically helping to create dynamic places, investing in the homes our communities need, and delivers against the Big Plan: Rejuvenate Poole and Act at Scale by delivering new homes for local people.

FuturePlaces was formed to ensure BCP Council has the capacity, expertise, and resources to drive investment in regeneration and unlock value from major Council owned sites; it will also enable BCP Council to ensure that we deliver new homes and create well designed, local neighbourhoods.

The Leader advised Cabinet that the recommendations needed to be right, and that he had requested an additional layer of governance namely the Transformation and Efficiency Action Meeting.

Members addressed the Cabinet stressing the importance of looking at the benefit for Poole.

135. BCP FuturePlaces Ltd - Outline Business Cases for Christchurch Civic Centre Buildings

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation 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 BCP FuturePlaces Ltd, ("FuturePlaces") a wholly owned Urban Regeneration Company (URC) was set up with the fundamental purpose to drive "Place Making", regeneration and property market transformation both across key sites owned by the Council and the wider area to support the aspirations set out in the Council's Big Plan.

In relation to this Cabinet was informed that the FuturePlaces business plan approved by Cabinet in June 2022 listed the key sites the company had been tasked with progressing the regeneration of including the former Poole Civic Centre following its decommission as the result of local government reorganisation and the creation of BCP Council.

Cabinet was advised that the report set out the outline business case (OBC) and highlights FuturePlaces recommended use for this site to be developed for hotel and residential use.

Further to this Cabinet was informed that whilst the OBC considers the overall viability of the recommended option based on high level assumptions, the full business case (FBC) will confirm the exact design, time, cost and quality expectations as well as the proposed delivery pathway and overall affordability.

In relation to this Cabinet was advised that it is only at FBC stage that firm consideration can be given as to whether it is still best to progress with the redevelopment proposal and the necessary commitment and funding approvals sought from the Council.

Cabinet was informed that it was required to review the options set out in the OBC and consider if the recommended option is the most appropriate and affordable, and to authorise FuturePlaces to progress with the preparation of a full business case.

In addition Cabinet was advised that the outline business cases had been prepared in accordance with HM Treasury Green Book guidance.

**It is RECOMMENDED that Cabinet: -**

- (a) Approves the Outline Business Case for the former Christchurch Civic Centre site as set out in Appendix A to this report endorsing the recommended option contained therein;**
- (b) Ratifies previous report decisions to declare the asset surplus to requirements and notes the potential to phase the redevelopment of the site to enable the hotel use to progress ahead of residential plans for the reasons outlined in this report;**
- (c) Agrees to pay FuturePlaces for its development advice, services and costs associated with the preparation of the OBC**

**totalling £169k and to include the scheme in the Council's Capital Investment Programme.**

**Cabinet RECOMMENDS that COUNCIL:**

- (d) Agrees to move the project to Full Business Case stage and commit costs estimated at £969k.**

Voting: Unanimous

Portfolio Holder: Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

To contribute to the Council's Corporate vision, specifically helping to create dynamic places, investing in the homes our communities need, and delivers against the Big Plan: Act at Scale.

FuturePlaces was formed to ensure BCP Council has the capacity, expertise, and resources to drive investment in regeneration and unlock value from major Council owned sites; it will also enable BCP Council to ensure that we deliver new homes and create well designed, local neighbourhoods.

136. Redevelopment of Beach Road Car Park, Poole

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'H' to these Minutes in the Minute Book.

Cabinet was advised that the FuturePlaces business plan approved by Cabinet in June 2022 listed the key sites the company had been tasked with progressing the regeneration of, including Beach Road Car Park.

Cabinet was informed that this report sets out FuturePlaces outline business case (OBC) and confirmed that the recommended use for this site is that the south section is sold for residential development with the north section retained and redeveloped to provide improved public car parking facilities with at least the equivalent number of existing useable spaces.

Cabinet was advised that this proposal optimises the value and return for the Council by disposing of part of the site whilst improving and retaining public car parking.

Cabinet was advised that in order to progress with the recommended option approval is also sought to;

1. finalise the Planning Development Brief and commence public consultation;
2. declare the south part of Beach Road car park surplus to Council requirements and;
3. progress the preparatory steps required for the disposal of the south part of the site as a residential redevelopment opportunity on the open market.

Cabinet was informed that a further Cabinet report will follow in Spring 2024 seeking approval of the full business case for investment in the rear car park, as well as approvals to dispose of the south section of the site, adopt the Planning Development Brief and appropriate the site for planning purposes.

Cabinet was requested to review the options outlined in the OBC and confirm approval of the recommendations below.

Members of the wider Cabinet addressed the meeting stressing the importance of in particular looking at ways in which the bus station could be redeveloped, whilst understanding the difficulties with the council not being in direct ownership of the site.

The Leader of the Council proposed an additional recommendation at (f) with a view to looking at options to reinvest eventual surplus funds to regeneration with particular focus on Poole Bus Station.

**It is RECOMMENDED that Cabinet: -**

- (a) approves the Outline Business Case attached at Appendix A for Beach Road Car Park endorsing the recommended option contained therein;**
- (b) agrees to pay FuturePlaces for its development advice services and costs associated with the preparation of the outline business case totalling £74k, and to include the scheme in the Council's Capital Investment Programme;**
- (c) agrees to move the project to Full Business Case stage and commit costs estimated at £586k;**
- (d) authorises officers to finalise and consult on the Planning Development Brief in accordance with Regulation 12 of the Town and Country Planning regulations;**
- (e) declares the site surplus to requirements; and**
- (f) ask as part of that full business case to look at options to reinvest eventual surplus funds to regeneration with a particular focus on Poole Bus Station.**

Voting: Unanimous

Portfolio Holder: Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

The proposed development will support the Council's Corporate Plan objective to 'create Dynamic Places through strategic regeneration or redevelopment opportunities and the vision set out in the 'Big Plan' to Rejuvenate Poole and Act at Scale with the aim to deliver more than 15,000 new homes.

It will optimise the use and value of this asset and provide a capital receipt for the Council.

FuturePlaces was formed to ensure BCP Council has the capacity, expertise, and resources to drive investment in regeneration and unlock

value from major Council owned sites; it will also enable BCP Council to ensure that we deliver new homes and create well designed, local neighbourhoods.

137. FuturePlaces Annual Review

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'I' to these Minutes in the Minute Book.

Cabinet was advised that BCP FuturePlaces Ltd, (“FuturePlaces”) a wholly owned Urban Regeneration Company (URC) was set up with the fundamental purpose to drive “Place Making”, regeneration and property market transformation both across key sites owned by the Council and the wider area to support the aspirations set out in the Council’s Big Plan.

In relation to this Cabinet was informed that as part of the approved governance for the company, FuturePlaces must produce an Annual Review setting out the company progress to-date in the context of the targets and objectives in the Strategic Regeneration Commissioning Plan and the Key Performance Indicators as set out in the approved FuturePlaces Business Plan.

Cabinet was advised that the review, appended to the report, contained an update on the company composition and governance as well as updates on progress to-date for individual projects and cross-cutting work commissioned by the Council and as set out in the FuturePlaces Business Plan approved by Cabinet in June 2022.

**RESOLVED that Cabinet note the contents of FuturePlaces Annual Review appended to this report and considers the progress made to date towards the targets set out in the FuturePlaces Annual Business Plan approved by Cabinet in June 2022.**

Voting: Unanimous

Portfolio Holder: Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

To contribute to the Council’s corporate vision, specifically helping to create dynamic places, investing in the homes our communities need, revitalising and re-inventing our high streets and local centres in line with the vision set out in the Big Plan.

FuturePlaces was formed to ensure BCP Council has the capacity, expertise, and resources to drive investment in regeneration and unlock value from major Council owned sites; it will also enable BCP Council to ensure that the delivery of new homes and regenerative development is maximised in accordance with existing programmes, to secure BCP’s outstanding place potential through high quality place making and create well designed, local neighbourhoods.

The Annual Review is a required element of the approved governance framework between the council and BCP FuturePlaces Ltd.

138. Bournemouth Development Company LLP – Extension of Option Execution Dates

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'J' to these Minutes in the Minute Book.

Cabinet was advised that Bournemouth Development Company LLP (“BDC”) is a joint venture between the Council and MUSE Developments Limited a subsidiary of Morgan Sindall Group plc.

Cabinet was informed that the BDC LLP Partnership Business Plan (PBP) sets out the nature and extent of development that will be undertaken by BDC, and that the PBP is a rolling five-year plan that is usually reviewed annually to provide an update on emerging priority sites and the programme of development activity for the next 12 months.

In relation to this Cabinet was advised that the PBP was last reviewed and approved by Cabinet in July 2021 and had been scheduled to be considered last autumn, however this was postponed due to the wider budget position of the Council, and that this report highlights that the PBP will be reviewed and submitted to Cabinet for consideration in late 2023.

The report sought Cabinet approval to extend the “Option Execution Date” originally agreed within the Site Development Plans (SDP) for the Winter Gardens, Eden Glen and Cotlands Road car parks sites. Cabinet was informed that the extension would enable further consideration and development work to continue.

**RESOLVED that Cabinet: -**

- (a) agrees to amend the Winter Gardens site “Option Execution Date” to expire on 30 September 2024; and**
- (b) agrees to amend the Eden Glen and Cotlands Road Car Park sites “Option Execution Date” to expire on 30 September 2025.**

Voting: Unanimous

Portfolio Holder: Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

To contribute to the Council’s Corporate vision, specifically helping to create dynamic places, investing in the homes our communities need, revitalising and re-inventing our high streets and local centres in line with the vision set out in the Big Plan.

The Council has reserved the right for Cabinet to approve Site Development Plans (SDP) and further approvals are necessary to vary terms.

139. Smart Place Programme: Next Steps

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'K' to these Minutes in the Minute Book.

Cabinet was advised that the Smart Place Strategy adopted by the Council in 2022 set out how the Smart Place programme aims to generate significant local value by helping to address some of the key challenges across the Bournemouth, Christchurch and Poole area, helping to secure major social and economic benefits, and that the programme supports the delivery of a number of priorities within the Council's Corporate Strategy, is strongly aligned to government's Levelling Up agenda and is a key foundation for the Council's Big Plan ambitions.

Cabinet was informed that funding of the Smart Place programme is a key challenge as at present there is no statutory responsibility nor associated financial support to enable the full development of Smart Places within the UK, and that the Smart Place strategy and the supporting Smart Place Investment Plan therefore set out a unique, financially self-sustaining business model aimed at securing major private investment to deliver the Smart Place programme across the whole of the BCP area.

Following the production of the Smart Place Investment Plan two years ago, the Smart Place team has had a series of detailed conversations with potential major investors, and in recent months it has become clear investors are now ready and prepared to make a substantial investment into the programme. In the light of this opportunity for major private investment the time is right to seek to secure one or more suitable strategic investment partner(s) and to create a formal 'special purpose vehicle' (SPV) through which investment can be received and the programme funded and delivered.

**RESOLVED that: -**

- (a) the Smart Place Team, supported by Law and Governance, Finance and Strategic Procurement, conducts a formal procurement process to select one or more Smart Place Strategic Investment Partner(s); and**
- (b) the Smart Place Team, supported by Law and Governance, Finance and Strategic Procurement, determines the most appropriate special purpose vehicle, through which investment can be received and that the Smart Place Programme is funded and delivered; and**
- (c) Officers report back to Cabinet after this process is completed, for a decision to appoint the Smart Place Investment Partner(s) and to proceed with establishing the most appropriate special purpose vehicle.**

Voting: Unanimous

Portfolio Holder: The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

- i. Delivers significant economic and social benefit for residents, businesses, and communities.
- ii. Supports the Council's Corporate Strategy priorities and Big Plan and regeneration ambitions.
- iii. Delivers cost savings and potential future income generation for the Council.
- iv. Supports government's Levelling Up agenda and UK Digital Strategy.
- v. Enables the raising of major private investment to fund the delivery and roll out of the Smart Place programme across the whole of the BCP area.
- vi. Delivers employment and investment outcomes associated with previous and current government grant funded projects.

Meeting adjourned at 12:44

Meeting reconvened at 12:50

140. Maintaining the momentum- PRS Housing scheme at Surrey Road, Bournemouth

The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'L' to these Minutes in the Minute Book.

Cabinet was advised that this additional housing will assist in working towards BCP housing targets and the targets within CNHAS, and that furthermore, it will provide a substantial investment and income through the provision of a number of Private Rental Homes through the General Fund.

Cabinet was informed that this scheme(site 17) is one of 44 projects within CNHAS currently being progressed along their development pipeline (refer Background Paper), has been brought forward from programme 5 - 'Harder to reach' sites, within the Council New build Housing and Acquisition Strategy (CNHAS) Programme - approved by Cabinet on the 29th of September 2021 and subsequently reviewed every 6 months since.

In relation to this Cabinet was advised that this 8 Unit scheme was submitted for planning on 22 March 2022 and a decision is anticipated imminently, and that the building works are to be procured directly with the internal Construction Works Team, subject to the capacity and budgets being acceptable- if not we will tender externally.

Cabinet was informed that they will be built using the design & construction principles as set out in the approved 2021 CNHAS Strategy – a 'fabric first' approach- to ensure they provide high levels of thermal efficiency, space



and amenity and minimise the need for retrospective environmental upgrades in the foreseeable future. Providing sustainable cost-efficient homes, critical at this time.

**Cabinet RECOMMENDS that Council approves: -**

- (a) The financial strategy for the Surrey rd scheme set out in paragraphs 11 to 21 with specific approval for the use of up to £3.174M new prudential borrowing (the budget) to be repaid over 50 years from the General Fund.**
- (b) Subject to Planning consent, the procurement of build works to the inhouse Construction Works Team (subject to their capacity and budget adherence).**
- (c) The delegation to Director of Housing in conjunction with the Chief Financial Officer) the authority to enter a contract for build works providing all key parameters (including delivery within approved capital budget) are met.**

Voting: Unanimous

Portfolio Holder: The Leader of the Council and Portfolio Holder for Development, Growth, Regeneration and Transformation

Reason

This additional housing will assist in working towards BCP housing targets and the targets within CNHAS. Furthermore, it will provide a substantial investment and income through the provision of a number of Private Rental Homes through the General Fund.

141. Culture Strategy

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

Cabinet was informed that the report brings forward for adoption the first 'whole place' Cultural Strategy for the BCP region and that it sets out key actions, owned by and consulted across the cultural and creative sector and is underpinned by three key development goals covering talent, infrastructure and place.

Cabinet was advised that central to the strategy is a clear vision to establish a leading cultural destination, home to a world class arts and cultural scene by 2032, and that this will be achieved by nurturing a wealth of creative organisations with high levels of graduate retention: a thriving hub for creative talent, community participation, social enterprise and entrepreneurship.

Further to this Cabinet was informed that the region will be renowned for our inclusive, diverse and accessible approach to participation and audience development, helping to define a great place to live, work, visit and invest, and additionally, it will strengthen high levels of cultural connectivity, promoting year-round programmes of activity that are sustainable, cumulative and make the most of this transformational moment.

Cabinet was advised that the Cultural Strategy will be delivered by the sector, owned and enabled by the Cultural Compact and supported by the Council and embodies a key moment in the changing relationship between the Council and the community.

In relation to this Cabinet was informed that the hosting of the Cultural Compact will transfer from BCP Council to Arts University Bournemouth from the 1<sup>st</sup> April 2023.

Further to this Cabinet was informed that a Tourism Strategy has also been developed and is being brought forward for adoption by the Council in parallel with the Culture Strategy. Both strategies feature a number of cross-cutting actions and are set out to be interdependent.

**RESOLVED that Cabinet: -**

- (a) approves the adoption of the Cultural Strategy;**
- (b) delegates approval to the relevant Director for the Cultural Service to lead the further collaboration, development and implementation of a detailed delivery plan with the Cultural Compact;**
- (c) approve transfer of hosting the Cultural Compact from BCP Council to Arts University Bournemouth (AUB); and**
- (d) agree transfer of £35k identified reserve and £14.8k Arts Council funding to AUB to support delivery of the Cultural Compact.**

Voting: Unanimous

Portfolio Holder: Tourism, Culture and Vibrant Places

Reason

To support the BIG plan objective to deliver on the recommendations of the 2019 Cultural Enquiry, working alongside the Cultural Compact to develop a Cultural Strategy and Delivery Plan.

And meet the Corporate Strategy objective: Connected Communities: Strengthen the cultural identity of our towns and places: support the newly formed Cultural Compact to build on the findings of the Cultural Enquiry to develop a Cultural Strategy that supports community arts and culture

142. Climate Programme

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

Cabinet was advised that following a significant refresh of the Climate Action Team in 2022, this report introduces a new approach to tackling our Climate and Ecological Emergency, and that the Climate Programme presents the Annual Report updating on progress, and an Action Plan of next steps.

Furthermore Cabinet was advised that a draft Climate Action Strategy that will set out BCP Council's clear commitment and ambitious level of activity is in production and will be brought forward to a future Cabinet.

Cabinet was informed that the Annual Report headlines were:

- Strategic Aim 1: Make BCP Council and its operations carbon neutral by 2030 - BCP Council is currently on track to meet its 2030 Net Zero Goal and has **reduced scope 1, 2 and 3 emissions by 22% since 2019.**
- Strategic Aim 2: Work with the wider community to make the area carbon neutral before the UK target of 2050 – recent data, recorded emissions in 2020 were 0.7% higher than those for 2019. However, this is due to methodology changes. If the sequestration from land use estimate had remained the same as the previous year, there would have been recorded an estimated 8% decrease in emissions. Total recorded emissions in 2020 are **3% below the 2017 baseline** published in the year our Climate and Ecological Emergency was declared. However, this reduction in recorded emissions is also affected by the methodology change. On a like-for-like basis, the reduction achieved would be greater (12%).

Cabinet was advised that the Action Plan 2023/24 – 2024/25 lists the intended measures we expect to take over the next two years to ensure we remain on the correct trajectory to meet the above Strategic Aims. A new Action Plan will be produced annually, and that the Climate Action Strategy will be the overarching structure, containing roadmaps to ensure those Strategic Aims are met, and that it is currently in early draft form and is to be developed further over the next few months, with the intention to include it in a public engagement process before being revised and ultimately adopted by Council. The current draft is included as an appendix to this paper and Cabinet is asked to note its progress.

Cabinet was informed that each annual Action Plan will be designed to ensure the milestone targets set within the Climate Action Strategy roadmaps are achieved.

**RESOLVED that: -**

- (a) **Cabinet endorses the Climate Action Annual Report 2021/22 and Action Plan 2023/24 – 2024/25; and**
- (b) **Cabinet notes the progress towards a Draft Climate Action Strategy.**

Voting: Unanimous

Portfolio Holder: Finance, Net Zero and Transport

Reason

To ensure that the Council has prioritised actions required to achieve a reduction in greenhouse gas emissions from the Council's own estate and across the wider BCP area. To enable the Council to work towards meeting its commitments under the Climate and Ecological Emergency Declaration and help global efforts to keep climate warming below 1.5°C to avoid further environmental damage, population displacement, biodiversity loss and risk to life.

143. 2 Riversmeet Leisure Centre: Energy Improvements Business Case

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

Cabinet was advised that this application to the Green Futures Fund (as previously approved by the Future Infrastructure Board on 2 December 2022) is for replacement of plant, installation of controls, energy monitoring system and replacement of pool covers at 2Riversmeet Leisure Centre.

Further to this Cabinet was informed that urgent works will ensure the ongoing operation of a valued corporate and community asset, whilst achieving reduced energy consumption and therefore reduced carbon emissions in line with the commitment of this Council under the Climate and Ecological Emergency declaration (2019).

Cabinet was advised that the funds being sought for the project are £478,500 and the energy savings per annum are estimated at £63,000.

**RESOLVED that the application to the Green Futures Fund (as previously approved by the Future Infrastructure Board) for replacement of plant, installation of controls, energy monitoring system and replacement of pool covers at 2Riversmeet Leisure Centre for the sum of £478,500, be approved.**

Voting: Unanimous

Portfolio Holder: Communities, Health and Leisure

Reason

Recent plant failures due to age and poor condition have jeopardised the operational capacity of the building to heat the areas of the centre and both pools. Further plant failures will potentially lead to the centre being unable to operate and loss of revenue. Replacing existing plant with modern, more efficient plant will also save money in running costs and reduce the amount of greenhouse gas emissions contributing to climate change.

Furthermore, new plant provides the opportunity for more long-term low carbon solutions to be added in future, such as heat pumps, which the existing plant does not.

144. Day Opportunities Strategy - Case for Change Report

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 'P' to these Minutes in the Minute Book.

Cabinet was advised that the Day Opportunities Project has developed a 'Case for Change', working in co-production with people with lived experience, their families and carers, members of the public and a range of wider stakeholders.

In relation to this Cabinet was informed that evidence to support the Case for Change has been gathered through a strategic needs assessment, a review of best practice and innovation, and a public view seeking exercise,

and that this has led to the formulation of 6 key priorities to underpin the future strategy, including 25 proposals for implementation over a period of the next 5 years 2023-2028.

Cabinet was advised that this is an ambitious and comprehensive plan, aspiring to ensure there is blended approach to the future provision of day opportunities across BCP conurbation that promotes community presence, access to a wider range of services, personalisation, choice and safety for people who require day opportunities.

Further to this Cabinet was informed that in acknowledging the aspirations of the proposed strategic design priorities, further co-production engagement to realign services to meet current and future need within the available budget and release funding for the realisation of the key priorities would be required.

The Chair of the Health and Adult Social Care Overview and Scrutiny Committee addressed the Cabinet advising them of the recent discussions which took place during the discussion of this item.

**RESOLVED that Cabinet approves: -**

- (a) the strategic priorities for day opportunities set out in point 61 of this report, which underpin the future strategy and its implementation;**
- (b) the mixed model of day opportunities includes community-based activities for people within their local area and hubs that will ensure a safe space for people who require a building-based service as well as broadening the day opportunities offer; and**
- (c) Officers to work with stakeholders to re-design and then re-commission services to meet the new mixed model referred to in Recommendation (b) above.**

Voting: Unanimous

Portfolio Holder: People and Homes

Reason

To meet the needs of local people which enables them to live active, healthy and fulfilled lives as independently as possible.

Supports the Council's wider Medium Term Financial Plan (MTFP).

145. Tourism Strategy

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

Cabinet was informed that the report brought forward for adoption the first 'whole place' Tourism Strategy for the BCP region. Developed in collaboration with the Destination Management Board it sets out a clear set of priority actions and outcomes for the development of the tourism offer over the next 5 years.

Cabinet was informed that the Tourism Strategy responds to significant changes across the visitor economy in recent years, accelerated by the impacts of Brexit, the Pandemic and the challenges around cost of living and inflation.

In relation to this Cabinet was advised that the strategy sets out a new approach to delivery by the tourism industry and enabled by the Council, and that it establishes a strong vision and actions to deliver long term growth in a core industry with an international award-winning reputation and demonstrates the Council's ongoing commitment to tourism. Further to this Cabinet was advised that the strategy directly links with the Culture Strategy developed by the Cultural Compact with a number of cross-cutting actions, and that both strategies are being brought forward for adoption by Cabinet at the same time.

**RESOLVED that Cabinet: -**

- (a) approve the adoption of the Tourism Strategy; and**
- (b) Delegate to relevant Director for the Destination Service the further collaboration, development and implementation of a detailed delivery plan with the Destination Management Board**

Voting: Unanimous

Portfolio Holder: Tourism, Culture and Vibrant Places

Reasons

**Supporting the Big Plan:**

- Supporting investment in Iconic Cityscape:  
Bournemouth International Centre reinvestment;  
Bournemouth Arc
- Investment in the Seafront programme
- Poole centre rejuvenation
- Infrastructure: Transforming Travel & Smart Places programmes  
Bournemouth Airport

**Supporting the Corporate Strategy:**

- by working toward a Sustainable Environment: Ensure sustainability underpins all of our policies; Protect and enhance our outstanding environment;  
Support developing an eco-friendly and active transport network;  
Maximise access to our high-quality parks and open spaces
- Working toward a Dynamic Place: Revitalise and reinvent our high streets and local centres; Create a sustainable, vibrant and inclusive economy; Increase productivity through skills development; supporting development sustainable infrastructure; supporting creation of a 21st century digital infrastructure
- Working toward Connected Communities: strengthen the cultural identity of our towns and places;

- Working toward Brighter Futures: Enable access to high quality education

**Supporting transformation of the tourism sector** by reframing the Council's role and support for Tourism, acting increasingly as an enabler rather than a deliverer of services, and develop a more commercial approach to activities undertaken directly by the Council.

146. LTP Capital Programme 2023/24 and Programme for developing Local Transport Plan 4

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

Cabinet was advised that the report set out and sought financial approval for investment of the 2023/24 Local Transport Plan (LTP) grant allocation (capital funding) from the Department for Transport (DfT).

Cabinet was informed that it was expected that the 2023/24 LTP Capital grant allocation for the Council will be £7.9 million comprising £3.1 million of Integrated Transport Block (ITB) funding and £4.8 million of Highway Maintenance funding.

In relation to this Cabinet was advised that this report also advises Cabinet of the proposed programme and governance structure for refreshing the Council's statutory Local Transport Plan in the light of emerging new government guidance, and that the report also sought approval to develop the evidence base and proceed with developing a refreshed Local Transport Plan.

**RESOLVED that: -**

- (a) **Cabinet approves the proposed 2023/24 LTP Capital Programme funding as set out in Appendix A;**
- (b) **Cabinet approves the indicative 2024/25 and 2025/26 Highways Maintenance Programmes as set out in Appendix B;**
- (c) **Cabinet approves delegation to make LTP Capital Programme amendments, once DfT grant allocations have been confirmed, to the Director of Transport & Engineering in consultation with the Portfolio Holder for Sustainability & Transport;**
- (d) **Cabinet notes the proposed programme and governance structure for refreshing the Council's (statutory), joint Local Transport Plan in partnership with Dorset Council; and**
- (e) **work commences on the development of a refreshed joint Local Transport Plan in partnership with Dorset Council and that authority is delegated to the Director of Transport & Engineering to progress a new LTP in consultation with the Portfolio Holder for Sustainability & Transport.**

Voting: Unanimous

Portfolio Holder: Finance, Net Zero and Transport

Reasons

Recommendation (a).

The approval would enable the continuation of existing LTP Capital Programme schemes, delivery of schemes that are currently being planned, consulted upon and/or designed and the development of future years schemes. This is a key workstream contributing to the Council's Corporate strategy priorities, specifically supporting Sustainable Environment, Dynamic Places, and the Big Plan.

Recommendation (b).

The approval would reduce the risk of loss of funding associated with the incentive fund element of the Structural Maintenance Block.

Recommendation (c).

The approval would enable adjustments to the programme in line with any revised funding allocation; reducing delays to delivery and the need to return to Cabinet for further decision making.

Recommendation (d).

For information.

Recommendation (e).

The approval will ensure that the Council can commence development of the refreshed Local Transport Plan in line with new statutory guidance, the BIG Plan and BCP Corporate Strategy. This would reduce the risk of the Council not meeting DfT's timescale of the end of 2024 for completion of the refreshed Local Transport Plan and likely ineligibility for future transport investment funding.

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

The Chief Executive advised that he had made one urgent decision in accordance with the Constitution in relation to the Acceptance of the Household Support Fund 4 – to accept the £5,306,734 allocated by the Department for Work and Pensions under the current Household Support Fund (HSF).

148. Cabinet Forward Plan

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

The meeting ended at 2.00 pm

CHAIRMAN