

Overview and Scrutiny Committee



Report subject	Regeneration Progress Report
Meeting date	5 th January 2026
Status	Public Report
Executive summary	This report seeks to update on the regeneration ambition and strategy for the priority regeneration programme which includes the Former Power Station site at Holes Bay, Poole Dolphin Leisure Centre, Bournemouth Development Company and Boscombe Towns Fund projects. These projects were identified as strategic regeneration priorities on dissolution of Future Places. The report also provides a progress update on the property assets which formed part of the transfer to in-house activities on 1 November 2023.
Recommendations	<p>It is RECOMMENDED that Overview and Scrutiny recommend to Cabinet:</p> <ul style="list-style-type: none"> a. To lobby Government to support the Council with a funded programme for infrastructure, affordable housing and economic growth to unlock complex assets.
Reason for recommendations	<ul style="list-style-type: none"> a) To manage expectations, in addressing a balanced budget and financial sustainability for the organisation. b) Stronger collaboration and partnership working is needed, to help to bring forward our more challenging projects.
Portfolio Holder(s):	Cllr Millie Earl, Leader of the Council and Portfolio Holder for Regeneration
Corporate Director	Glynn Barton, Chief Operations Officer
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Wards	All Wards

Background

1. The Council's regeneration ambition is to deliver inclusive, sustainable regeneration that strengthens the town centres, supports year-round economic growth, improves housing affordability, and enhances the unique coastal and environmental assets of Bournemouth, Christchurch and Poole. By establishing a clearly defined regeneration strategy, this helps to guide activity across multiple, dispersed sites within BCP, aligned with emerging Local Plan objectives and stimulates initiatives for more people into employment, in line with the adopted Get Dorset and BCP working plan.
2. The Council acts as place leader, promoter and long-term investor, shaping regeneration outcomes across the conurbation by aligning planning, land, infrastructure, and investment with economic, social, and environmental priorities. With capacity for over 3000 homes on Council owned land and another 9000 homes consented or stalled in the conurbation, the scale of opportunity is huge. The Council's Housing Revenue Account Business Plan has approval for c.937 homes by 2034/35 which strengthens the regeneration programme and creates funding capacity for new council housing through mixed delivery models such as direct delivery on our own sites, joint ventures such as Bournemouth Development Company and off the shelf schemes.
3. The strategic approach to regeneration is flexible – prioritise key sites to build an investment case for funding for 2026/2027 and implement a longer-term growth plan for multi-faceted complex sites. This allows the place to adapt and respond to the needs of each opportunity area, whether it's housing around transport nodes, intensification of our town centres or stitching together regeneration priorities at a place level whilst respecting the individual characteristics of the three towns and stimulating jobs and skills.
4. Since bringing back in-house, the regeneration programme now has a clear ambition and focus on delivery by building investible propositions. The vision for 3000+ homes is supported with a strategy which brings together expertise and market intelligence to drive solutions in a challenging build landscape. This report will cover progress to date, the critical role of Homes England and identifies how the ability to deliver at pace is constrained by the wider market context.

Regeneration strategy

5. The Council's ambition for sustainable growth sits in a context of local government finance, increasing cost of borrowing at a time when there are significant pressures on budgets and limited market enablers in BCP. Partnerships are important vehicles to fund infrastructure and complex builds and the private sector in turn requires the Council to create the right conditions which enables good growth. The strategy for the BCP regeneration programme is to build a case for investment, to provide a phased framework to attract investors and enable that investment to come forward.
6. This is an approach not only for BCP owned sites but unlocking deliverability overall. With over 7000 homes consented yet to start in the conurbation and another 1000 started but not completed, the market challenges are wider than council delivery. There is a limited amount of capital and resource required to execute developments and a dependency on public funding and Government policy to relieve development pressures. Therefore, the regeneration strategy promotes a pipeline of sites based on deliverability over a medium to long term period (3,5-10) and mapped out as place-based, site-specific or partnership-led.
7. Our approach to growth is broad based and recognises that whilst we have many opportunities to stimulate growth, we also have challenges that we need to address to

create the right conditions for long term, sustainable regeneration. This flexibility and signal to the market has already enabled Muse to commit funding to BDC, bring together landowners and funders on stalled sites and influence Homes England to invest grant funding in a range of sites in BCP, including their own expenditure on the former power station site and accelerated other landowners to work with us to build an investment case for the area.

8. The BCP Growth Plan, due to be adopted in 2026, will set out the Council's 10-year regeneration vision for the conurbation, how housing, transport and environment are interconnected with industrial sectors and will reflect the need to make policy at scale to make investment flow. It will provide a coherent spatial, economic, social and environmental approach to place-based regeneration, enabling coordinated investment, funding bids, and partnership working across the conurbation.
9. To deliver on the regeneration ambition, the core principles are:
 - Social value regeneration prioritises social, environmental and economic benefits for our communities alongside financial sustainability
 - Place-based interventions respond to local character and need with a long-term vision to provide stability and clarity
 - Inclusive growth supports affordability, local jobs, skills and reduced inequality across neighbourhoods
 - Community wealth building where residents, businesses and stakeholders are engaged early and throughout delivery with transparency on choices to inform decision making
 - Design quality and place-making where well-designed homes, public realm, accessibility and green spaces are prioritised
 - Market-aware Intervention: Council leadership where viability, land assembly, or infrastructure are barriers
 - Environmental responsibility to ensure regeneration supports net zero, climate resilience and enhancement of natural assets
 - Deliverability is realistic, phased and underpinned by clear delivery routes, funding strategies and governance.
10. Our measures of success are:

More people into work, in a stable home and more fulfilled with a more resilient, year-round local economy

 - Reducing areas of deprivation, inequalities and improved wellbeing
 - Increased supply of affordable homes and improve employment opportunities
 - Environmental performance and climate resilience
 - Delivery strategies which are within agreed risk parameters
 - Revitalised town centres with increased footfall and diversity of uses

Market constraints

11. The Government's ambition to deliver 1.5 million homes in this Parliament requires significant funding or policy change. The BCIS (September 2025) identified that Government could help the construction sector by increasing investment in housing delivery (affordable housing and first-time buyer support), boost infrastructure spend, support net zero with grants, reduce business costs and ease financing through loan guarantees and targeted funding streams.
12. Residential construction is influenced by the state of the economy and housing market, on both demand and supply-side. What happens in a local economy influences how developers approach sites and their build out rates. Build costs, inflation, household incomes and labour and material are impacting on housing supply which is indicative of the low supply currently in BCP. Labour costs rose following the Autumn Budget, adding to elevated materials prices, while uncertainty around the timing of further interest rate cuts has dampened confidence to restart stalled sites or new sites.
13. As an enabling Council we see the growth potential of a place but we're constrained in how we fund delivery. An investor, however, will expect to see house prices keep at the pace of build costs, which in many parts of BCP it hasn't. This is relevant to the regeneration strategy as to meet the ambition for delivering 3000+ homes, we need to incentivise the market by attracting funding through agencies such as Homes England to accelerate supply and attract new entrants to BCP.
14. On the demand side, affordability in the BCP area remains expensive for residents with the median house price 9.4 x median gross annual earnings. This is significantly higher than the England average of 7.5x. This is a key factor in regeneration as a developer's strategy is defined by who can afford a home and how can they derisk sale homes. Leisure or non-residential schemes are income-based models and therefore demand needs to be sufficient to cover the cost of build and secured for cashflow construction.
15. Following the Spending Review the outlook for social housing has improved, with the review confirming an uplift to the Affordable Homes Programme, taking total planned investment to £39bn over the next decade. The confirmation of a long-term CPI+1% rent settlement provides greater certainty for housing associations and investors and supports an improved outlook for the sector despite risk from some ongoing fiscal uncertainty. However, grant rates remain low while cost (build) to value (income) viability gap has widened. To unlock housing sites, we need a range of funding solutions such as infrastructure grant, affordable grant rates at £200k+ (currently c.£130k) to subsidise housing delivery and incentive schemes to kick start mortgage availability or affordable home ownership models. In addition, a key risk to realising the ambition, is the Government's intention to fund Mayoral Strategic Authorities through Homes England, which puts the BCP area further behind on delivery.
16. All projects are currently being delivered within approved capital and revenue budgets set by Cabinet. The priority remains for all programmes to maintain a balanced budget with a focus on good due diligence and risk management. Over the next 6 months it is intended to bring Cabinet reports forward by project, although Committee should note this will be dependent on market conditions, availability of grant as subsidy and policy environment. Cabinet decisions are only sought when there is likelihood of a viable business case or developable proposition for each site to derisk additional call on borrowing.

Regeneration Programme update

17. A summary of the assets agreed as part of the September 2023 Cabinet report are provided below. This demonstrates how clear direction and outcome driven approach has helped to drive sites and generate income

Ref (FPCo)	Site	Progress
5	Christchurch Civic Offices	Site sale completed 31st March 2025
10	Wessex Fields	a. Site sale completed 5th December 2025. b. Construction of Wessex Link Road (Seacole Way) completed. Formal Highway adoption scheduled early March 2026.
8	Poole Civic Centre	Under offer for sale. Targeting completion for financial year end.
1	Beach Road Car Park	a. Southern car park site under offer for sale. b. Commercial Operations (parking) progressing northern car park improvement scheme.
12	Constitution Hill	a. Cabinet approved housing development scheme in October 2025 b. 8 old college buildings have been demolished c. Planning in progress. Viability checks continue.
7b	Carter Quay	Aspiration to acquire land from administrator is subject to administration process and development viability appraisal
4a, b and 9	Chapel Lane	Preparing case for site sale through the Registered Providers Framework
9	Turlin Moor	Options assessment including housing development
4 c, d, e, f	Poole Old Town and Quay	Public realm improvements
11	Port of Poole (Marina Development)	a. Conversations commenced with Poole Harbour Commissioners to identify funding sources to support delivery of Port of Poole Masterplan. b. As per Cabinet (Sept 2023) Marina Development on pause until end 2025. Scheme will now be reviewed once wider Masterplan progressed.
16	Poole Station Quarter	Longer term Development Project (Cabinet Sept 2023) Place based opportunity with Network Rail, Morebus and adjacent landowners for the wider town centre north area and infrastructure.
13	Extra Care Village	Project aborted

Carter's Quay - acquisition of 161 homes

18. The decision to acquire was considered and recommended by Cabinet to Council on 1 September 2021 and subsequently approved by Council on 14th September 2021. The Agreement for Sale was completed in November 2021. This was for a total of 161 apartments, 4 commercial units and decked parking to reflect the proposed tenure of 100% private rented accommodation.

19. The Council approved a total scheme budget of £45.57m. The authority was to enter into an Agreement for Sale for the purchase of the land and completed buildings with the transfer of land taking place on completion of all four blocks. The developer, Inland Homes, started on site in January 2022, ceased work in February 2023 and formally notified in October 2023 that it and the Parent Company had gone into administration.
20. As the Agreement for Sale entered by the Council was that land would be transferred on completion of all 161 homes, we do not own the land and therefore cannot appoint a new contractor to build out the homes. The Council's charge on the land means the land cannot be sold without our agreement and we're not aware of any current third party offers to the Administrator. The offer to buy the site back awaits confirmation of acceptance by the Administrator. Legal advisors are considering the action needed to recover the land if this cannot be resolved.
21. To date the Council has paid £15.4m towards the Carters Quay development site. This paid for piling, foundations and sea walls. This expenditure was treated as a long-term debtor funded via borrowing, as the asset behind the original development only came into ownership of the council on completion. The estimated revenue implications of the debt are set out in the table below:

	22/23 £'000	23/24 £'000	24/25 £'000
Minimum Revenue Provision	190	304	307
Interest	315	845	845
Total	505	1,149	1,152

22. As the acquisition price was based on a private rented scheme the viability of the scheme will be predicated on what the preferred tenure is going forward. Based on current build costs, the project as designed is not viable and therefore a new planning and investment strategy will be needed.

Holes Bay – Former Power Station site

23. The ambition is to identify regenerate the site through partnership and provide homes of all tenures. The Council acquired the site due to market failure and by doing so has demonstrated how the public sector must intervene where the private sector won't. By taking this approach, the regeneration vision has created a profile for Poole with government agencies such as Homes England and MHCLG and engaged over 20 investors and developers. This has highlighted the need to have a funded public and private sector strategy to deliver a viable planning application and phased development.
24. Over the past 12 months, the Council has established a costed delivery strategy and a development brief in collaboration with various disciplines. This establishes a vision for the site and a framework to guide future development, to ensure that a planning application is consistent with our vision for the Holes Bay site and its surrounds. The work is complementary to a draft Poole Quays Design Code and Poole Characterisation Study (commissioned by BCP Council, 2023), noting the above documents are not of material consideration, at present given the Local Plan status.
25. By establishing strategic relationship with Homes England and working collaboratively, this has helped to secure a revenue budget of £250k for Homes England to complete their own due diligence of the site. This included surveys and engaging an infrastructure contractor to cost the works. This has identified that the site requires significant funding for enabling works to create a developable platform before any above ground residential

can start. Proposals are dependent on Homes England committing grant to derisk the site and make it viable for a development. The market feedback is that without Homes England involvement, viability is challenging to see a return on investment and that would be the case for the Council as well.

26. The delivery of the former Power Station site remains a priority and the ongoing dialogue will enable the Council to deliver on that commitment to residents. This is a site which has many environmental benefits and any project will need to be designed around the ecological diversity. Homes England are demonstrating their support by engaging consultants who can design solutions which address the BNG and flood risk constraints as well as working with us to develop our wider place making vision. Work is underway to develop a phasing and place-based vision with adjacent landowners to understand the scale of delivery of the next few years and this will feed into the emerging Local Plan. Options will be prepared in early Spring 2026 once Homes England have confirmed what role they would be looking to have – funder, enabler or delivery partner. The Council could consider a sale or a joint venture to complement any funding package to prepare the site for development.

Bournemouth Development Company

27. In June 2025, Cabinet approved a revised 5-year Partnership Business Plan for the Bournemouth Development Company (BDC), which is a joint venture between the Council and Community Solutions for Regeneration Ltd (Muse). This Business Plan set out the ambition and priorities for the joint venture and an instruction to Muse to proceed to develop a Site Development Plan for the Winter Gardens site. The aim of the Site Development Plan is to establish scheme principles and funding options to ensure that any future financial commitment made by the Council and Muse is derisked. Muse's Board approved £250k to appoint consultants and commission surveys to support the feasibility work including developing the planning strategy.
28. The project is currently in the process of completing concept design for redevelopment of the Winter Gardens site. A cabinet report will be brought forward in 2026/2027 for approval of the Site Development Plan, the project viability and, if agreed, seek consent to proceed to the planning application stage. In addition, the Site Development Plan will need to demonstrate there is a funded strategy for the Winter Gardens development. To support this, Muse are exploring a forward funded model for affordable housing, the build to rent and keeping a flexible tenure approach to open market sale given the volatility in the housing market.
29. The BDC Partnership Business Plan sets out the current intentions for the sites in the Options Agreement. It should be noted that these sites are operational car parks which generate income to support essential services across Commercial operations. When BDC was established over 10 years ago there was an ambition to build out residential on these car parks and the developing partner, Morgan Sindall with Lovell was undertaking several infill developments of this nature. Muse have indicated they require the Council to adopt a car parking strategy defining need across the Town Centre and supported with planning policy, as otherwise the scale of homes deliverable would be less than they would currently consider for these sites. BDC are exploring opportunities for alternative delivery partners to be involved in those sites to ensure that we are optimising all routes to delivering homes or income.
30. The Council is a 50:50 partner in the joint venture which means the Council would be obligated to fund up to 50% of any development on Winter Gardens or other option sites. The Council contribution historically has been met from putting in the value of the land rather than a cash contribution. The Council will need to evaluate the priority investments

within the constraints of the current MTFP and agree what its proposed funding strategy is for BDC. This will be further considered in the next Cabinet report for Bournemouth Development Company.

Poole Dolphin Leisure Centre

31. The ambition is for a modern leisure centre to replace the existing and form an integral part of a longer-term regeneration project for the town centre. The proposal for a new leisure centre would be funded from a capital receipt from the sale or development of part of the site for housing and secure external grant funding to meet any viability gap. At the time of the regeneration ambition being set, the leisure centre remained under contract with a third party.
32. A strategy was developed to support this ambition through sale or redevelopment of car parks. After substantial due diligence, three refurbishment options and two residential development options were considered and evaluated against the set financing parameters.
33. Currently the development options do not provide a sufficient return, to fund the refurbishment or replacement of the leisure centre. The size and shape of the available development site limits design options. Available grant funding options are insufficient to bridge the viability gap and other local authorities delivering leisure centres, have seen costs double at build from concept stage. According to industry guidance (Facility Costs 3Q2024) from Sport England and cost modelling sources for Council newbuild leisure centres, the typical cost for a "wet and dry" leisure centre (including swimming pools) ranges from approximately £3,570 to £4,380 per m² (for example for Poole Dolphin Leisure Centre this would equate to c.£43m with a yearly borrowing requirement of £4m per annum). Facilities with only dry sports are lower, generally costing between £2,610 and £2,890 per m². Swimming pools themselves are particularly expensive components. The high cost is largely due to complex engineering needs like water treatment, air handling, and specialist construction.
34. Ultimately, the delivery of a new council leisure centre is a multi-year, multi-million-pound commitment. Despite the financial challenges and rising costs, if a funded solution could be found this would achieve immense social value and health benefits which often outweigh purely financial considerations in the long run.
35. In 2024, three leisure centres were insourced, this included the Poole Dolphin Leisure Centre. By taking full control back the Council has been able to establish the condition of the building and current facilities to inform a longer-term investment strategy. The Leisure team are reviewing the whole BCP Leisure portfolio to establish an investment strategy which will include options for sustaining the facilities. This reflects our priority in balancing the Council's budget for 2026/27, whilst supporting the ongoing operations of this facility. To support the longer-term regeneration potential, the Poole Dolphin Leisure Centre will be included in our wider strategy for a place-based regeneration vision and Growth Plan.

Bournemouth International Centre (BIC)

36. The BH Live lease for the BIC runs until 2035, the BIC continues to be a great asset for culture and leisure in the town centre. The recent completion of the medium-term investment plan, saw £1.8m investment which has resulted in the retention and return of some large conference bookings. This work schedule was planned around the facilitation of large events and conferences to ensure the facility remained competitive in a challenging national market and therefore adds some protection to the MTFP budget.

Bournemouth for Boscombe Towns Fund Programme

37. The Towns Fund Deal is a multi-faceted investment programme to tackle deprivation in Boscombe, which has seen significant progress in the past 12 months. The £21.7m of grant awarded to local projects in 2021 has delivered a Digital Skills hub, a new soft play leisure offer, improved the high street and trader offer, achieved planning approval for new 68 new council housing and a brand-new community centre.
38. MHCLG has consolidated the Levelling up Funds and Towns Deals into a “Local Regeneration Fund”. Decisions on the allocation of grant monies between projects, will now be determined by the Council’s S151 Officer and there is no requirement to have a Strategic Towns Fund Board.
39. It was agreed that the 5% of total Towns Fund grant (revenue) funding would be used for Programme Management which includes servicing the Strategic Towns Fund Board. The allocated budget for this function will be fully expended by 31 March 2026 and therefore there is no funding to maintain a full Council secretariat function.
40. The original programme was set around the acquisition of the Royal Arcade. This project was a flagship element of the Boscombe Towns Fund programme, to acquire and regenerate this historic Grade II listed building. The vision was to transform it into a destination for retail, culture, leisure, learning, and creative entrepreneurship, supporting the wider regeneration of Boscombe. Due to the price expectation and the viability challenge to secure the asset the project was formally withdrawn by Cabinet, as ratified by Council, in 2024. The planning application submitted by the Council (using Towns Fund grant) was approved on 13th March 2025 and will support the revitalisation of the asset and Boscombe for future owners.
41. As a result of project closure, the Strategic Towns Fund Board agreed in 2024 to reallocate £6.434m of funds (initially allocated to The Royal Arcade) to support the following projects:

Project	Amount
Hawkwood Road Masterplan	£4.757m
High Street Project	£1.326m
Kings Park (soft play and new heating)	£254,000
Woodland Walk	£80,000
Transport (Beach Bus)	£17,000
Royal Arcade Events	£0
TOTAL	£6.434m

42. Project achievements to date

Project	Achievements
Boscombe Digital Skills Hub	<p>The project was allocated £950,000 of MHCLG grant funding to provide digital skills courses appropriate to community needs, signposting people to existing and enhanced skills and training, and supporting businesses with their digital need. The project has:</p> <ul style="list-style-type: none"> Created 1.9 Full Time Equivalent jobs and safeguarded 0.5 FTE jobs (Boscombe Skills Hub). Assisted 118 potential entrepreneurs to be enterprise ready (MHCLG target of 114). Given non-financial support to 1,926 entrepreneurs (MHCLG target of 393).

	<ul style="list-style-type: none"> • Forged close collaboration with 195 employers, to identify employment opportunities for people who have successfully upskilled their digital expertise (MHCLG target of 165). • Hosted 27,000 customers and businesses at the Royal Arcade Boscombe Hub (MHCLG target of 10,300). • Referred 13,595 people to existing courses and facilities (MHCLG target of 8,884). • Facilitated 588 qualified new learners in new courses (MHCLG target of 640). • Enrolled 1,091 of new learners in existing courses and facilities (MHCLG target of 1,500). <p>The Boscombe Digital Skills Project is also a partner of the Arts University Bournemouth's Business Incubator, which was set up in July 2025. This free, structured programme helps early-stage creative entrepreneurs. Participants receive up to £5,000 worth of support, free desk space, mentoring, prototyping facilities, and regular networking opportunities.</p>
Digital Connectivity (Smart Places Project)	<p>The Boscombe Digital Connectivity project has delivered the following with £2.6m of MHCLG grant funding:</p> <ul style="list-style-type: none"> • Safeguarded 3.15 jobs and created 14 temporary jobs • Provided 498,000 sqm of Boscombe with public free Wi-Fi and other wireless technology (3X target). Collectively the Wi-Fi in Boscombe and Lansdowne attracts around 15,000 visits a month and has 9000 unique users • Covered 8.7% of Boscombe with a BCP owned 5G standalone secure end to end network (4x target). This is a unique asset for the UK that allows companies to test and develop their products and systems. • Created 40 Broadband connections of at least 30mbps. • Delivered the following challenges: <ul style="list-style-type: none"> ○ A Sea Check website that provides real-time sea data, weather data and water safety information to beachgoers. ○ An air quality monitoring system to support the Council's understanding for the need for air quality improvements to reduce respiratory ill health. ○ Woodland Walk Augmented Reality Trails
Kings Park	<p>The project purchased the former Bournemouth Indoor Bowling Centre, to allow the Skills & Learning Centre to remain in occupation and achieved the following:</p> <ul style="list-style-type: none"> • Improved Sports Hall, new soft play area, café and studio space. • Attracted 26,328 visitors per annum. • Enrolled 2,772 learners in new education and training courses. • Enrolled 625 learners in improved educational and training • Facilitated 1,864 students gaining a certificate or successfully completing a course. • Safeguarded 4x Full Time Equivalent permanent jobs . • In conjunction with Parks in Mind residents created a wide range of activities for residents, including qigong, yoga, astronomy, photography, print making and gardening.
The Old School House (TOSH)	<p>The TOSH facility is managed by Recreate Dorset, to support local employment opportunities and to develop capacity and skills. MHCLG grant funding of £152,249 has achieved the following:</p> <p>Prolonged the life of the grade II listed building through Building improvements, with additional grant funding for a low carbon heating system</p> <p>Increased the number of creative workspace places, with 275 sqm of office space renovation work.</p> <p>Provided non-financial support to 52 entrepreneurs and supported 50 potential entrepreneurs through courses, workshops, visitor speakers and networking functions to increasing the success rate of start up businesses.</p>
Toft Steps	<p>The aim of the Toft Step Project is to establish an innovative health, sports and wellness business incubator hub. The project has converted several shipping containers providing two business incubator units and public toilets</p>

Events	<p>The Black Cherry Theatre company was commissioned to run a three-year Towns Fund events programme to improve Boscombe's reputation, boost footfall, and highlight local artists. With £97,000 funding from MHCLG the project has:</p> <ul style="list-style-type: none"> • Created 1 temporary full-time job • Provided support to 62 enterprises (V10 target) • Achieved £3276 match funding (V £30K target) • Attracted 17,200 art and culture visitors (V10K target) • Engaged 124 artists (V30 target) • Recorded 290 workshop participants (V120 target) • Completed 7 new artwork commissions (V17 target) • Held 14 event days (V17 target)
Transport	<p>The Local Transport Improvements are aimed at encouraging walking, cycling and sustainable travel within the Boscombe area. Completed Improvements to walking routes on the Ashley Road between Centenary Way and the Rail Bridge to ensure pedestrian safety near a school and park. Finalising cycling and improvements on the A35 Christchurch Road between Precinct and Woodland Walk. Progressing Woodland Walk public realm improvements to create a welcoming and accessible environment for visitors and reduce anti-social behaviour. Funded the operation of the No 99 Beach Bus providing a summer service circular route between Pokesdown, Boscombe Centre and the Sea Front. Supported 9 temporary jobs</p>
High Street	<p>6 new shop fronts have been completed</p> <p>42 grants to the value of £80K have been awarded with £35.6K of match funding contribution being provided by grant holders. 5 grants worth £10K are in the process of award. BCP Greenspace has developed an urban greening public realm scheme for the pedestrianised area of Christchurch Road to include 8 tree planters and 21 perennial and grass planters.</p>
Hawkwood Road	<p>The project is utilising £13,281,708 of MHCLG grant funding, to deliver: 68 new council housing, medical/health centre, community centre, greenspace and a pedestrian retail boulevard. To date the project has:</p> <ul style="list-style-type: none"> • Achieved Planning consent for the scheme • Secured additional Homes England grant funding of £9.66m <p>Acquired and demolished 625 Christchurch Road to allow for the construction of the Retail Boulevard. Entered a Design and Build contract for construction of the Community Centre.</p>

43. The forward plan for projects is shown below:

Project	Forward Plan
Boscombe Digital Skills Hub	The Boscombe Hub will close in February 2026, but an online presence will contain a course archive and digital signposts while the Council prepare a broader Digital Inclusion strategy and approach to support residents across the BCP region.
Digital Connectivity (Smart Places Project)	A Legacy plan is being drafted for asset transfer. Partnership discussions are Underway. A partner has been identified to manage the sea check app and website following the programme completion in March 2026
Toft Steps	The project has the flexibility to run up until 2030, and is aiming to deliver 30 full time equivalent jobs, give 10 enterprises non-financial support and help 15 entrepreneurs to establish their business subject to obtaining various consents.
Transport	Boscombe Town Centre 3km radius traffic project to reduce road speeds down to 20 miles per hour will be implemented in January 2026. Woodland Walk to complete by February 2026

High Street	A 7th shopfront is mobilising to commence work in January 2026 Discussions ongoing for new shopfronts at 2 properties and façade cleaning for a terrace of 5 properties. Procurement and installation of planters and planting for Urban Greening by July 2026.
Hawkwood Road	Community Centre (Phase 1) construction is expected to commence in March 2026, with completion due in 2027/2028 The Community Centre will be run independently. A tender process for selecting an operator will take place in the new year. Residential and medical/health centre (Phase 2) – A two-year build period is envisaged from start on site. Discussions ongoing with NHS, to secure a suitable tenant for the medical space.

Regeneration budget

44. The regeneration programme has an approved capital budget for 2025/26 (General Fund) of £1,315,600 of which £159,073 has been spent to date. Projects will be maintained within the existing capital investment programme, which means there is no impact on the approved borrowing threshold.

Remaining regeneration budgets	2025/26 Budget	Expenditure to end of November	Remaining budget	Source of funding
	£	£	£	
Poole Dolphin Leisure centre (formerly Heart of Poole)	637,600	43,942	593,658	reserve
Wessex Fields infrastructure works	401,500	52,094	349,406	borrowing
Holes Bay Development	276,500	63,037	213,463	borrowing
Total remaining regeneration budget	1,315,600	159,073	1,156,527	

45. The department's revenue cost is funded from one off earmarked reserves, whereby expenditure is capitalised, where possible. Based on the 25/26 budget activity, the regeneration cost to the Revenue Budget is a net cost of £1,049,900 (based on the Q2 forecast). There are currently no charges to the HRA account from regeneration. Any increase in the Council's overall threshold of borrowing will require the approval of Cabinet, Audit and Governance Committee.