

MANAGEMENT COMMITTEE

Members of Management Committee are invited to attend this meeting at Commercial Road, Weymouth, Dorset in the to consider the items listed on the following page.



Matt Prosser
Chief Executive

Date: Tuesday, 18 September 2018
Time: 9.30 am
Venue: Council Chamber - Weymouth & Portland
Borough Council

Members of Committee:

J Cant (Chair), R Kosior (Vice-Chair), M Byatt, C Huckle, R Nickinson, R Nowak, J Orrell, A Reed, G Taylor and K Wheller

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Members of the public are welcome to attend this meeting with the exception of any items listed in the exempt part of this agenda. **Please note** that if you attend a committee meeting and make oral representations to the committee your name, together with a summary of your comments will be recorded in the minutes of the meeting. The minutes, which are the formal record of the meeting, will be available to view in electronic and paper format, as a matter of public record, for a minimum of 6 years following the date of the meeting.



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AGENDA

Page No.

1 APOLOGIES

To receive apologies for absence.

2 MINUTES

To confirm the minutes of the previous meeting(s).

3 CODE OF CONDUCT

Members are required to comply with the requirements of the Localism Act 2011 and the Council's Code of Conduct regarding disclosable pecuniary and other interests.

- Check if there is an item of business on this agenda in which the member or other relevant person has a disclosable pecuniary or the disclosable interest.
- Check that the interest has been notified to the Monitoring Officer (in writing) and entered in the Register (if not this must be done within 28 days).
- Disclose the interest at the meeting (in accordance with the Council's Code of Conduct) and in the absence of dispensation to speak and/or vote, withdraw from any consideration of the item where appropriate. If the interest is non-pecuniary you may be able to stay in the room, take part and vote.

4 PUBLIC PARTICIPATION

30 minutes will be set aside to allow members of the public to ask questions relating to the work of the Council. 3 minutes will be allowed per speaker. The order of speakers is at the discretion of the Chair and is normally taken in the order of agenda items, questions must relate to a report which is on the agenda for consideration. Notice is not required if you wish to speak at the meeting but if you require an answer to a question it is advisable to submit this in advance by contacting a member of the Democratic Services team or alternatively, by emailing kcritchell@dorset.gov.uk.

5 QUESTIONS BY COUNCILLORS

To receive questions from Councillors in accordance with procedure rule 12.

6	WEYMOUTH PENINSULA REGENERATION SCHEME	5 - 22
	To consider a report of the Strategic Director.	
7	TREASURY OUTTURN REPORT 2017/18	23 - 32
	To consider a report of the Financial Resources Manager.	
8	MANAGEMENT COMMITTEE ACTION PLAN	33 - 50
	To consider the Management Committee Action Plan including an update on crime community safety.	
9	URGENT BUSINESS	
	To consider any items of business which the Chair has had prior notification and considers to be urgent pursuant to section 100B (4) (b) of the Local Government Act 1972. The reason for the urgency shall be specified in the minutes.	
10	4 MONTH FORWARD PLAN	51 - 56
	To consider the 4 monthly Forward Plan.	
11	EXEMPT BUSINESS	
	To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12A to the Local Government Act 1972 (as amended)	
12	WEYMOUTH PENINSULA REGENERATION SCHEME	57 - 60
	Appendix 3 – Exempt.	

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Management Committee 18 September 2018 Weymouth Peninsula Regeneration Scheme

Appendix 3-Not for publication by virtue of paragraph 3 of Schedule 12A, Part 1 of The Local Government Act 1972, as amended.

For Recommendation To Council

Briefholder

Cllr Richard Kosior, Tourism, Culture and Harbour.

Cllr Richard Nickinson, Economic Development

Cllr Jeff Cant, Finance and Assets

Senior Leadership Team Contact:

M Hamilton, Strategic Director

Report Author:

M Hamilton, Strategic Director

Purpose of Report

- 1 This report updates members on progress with the regeneration of the Weymouth Peninsula site and seeks approval in principle to the next phase of works. Including agreement for the necessary borrowing to facilitate delivery of the first phase of this project.
- 2 Management Committee are an advisory body in respect of this report and can only make recommendations to full council, as Statutory Harbour Authority which is the decision making body. A report on this project is going to Harbour Management Board 13th September 2018. A verbal update will be given at Management Committee.

Recommendations

- 3 Management Committee is requested to recommend to Full Council, as Statutory Harbour Authority that they:
 - a) Note progress with the regeneration scheme for the peninsula.
 - b) Approve the business case as attached in confidential Appendix 3.

- c) Borrow the sum indicated in the report in the sum of £11,441,000 for the first phase of the regeneration scheme, with funds to be drawn down and arrangements delegated to the Section 151 Officer for funding of this scheme.
- d) Delegate to the Strategic Director in consultation with the Section 151 officer and Regeneration Asset Management Group to undertake the necessary actions to progress this scheme including but not limited to securing planning consents, procuring contracts and agreeing pre-lets. With consultation to the Harbour Management Board and full Council as the SHA as appropriate on layout, changes which affect the business case and matters which might impact the core statutory functions associated with the running of the harbour (safety of navigation, open port duty, conservancy etc.)
- e) That the scheme be delivered under the auspices of the SHA.
- f) That agreement is given to submit a planning application to demolish the former Ferry Terminal Building and regrade this area into the car park, with this funded from Harbour reserve (budget £250,000). To agree that uplifts in car parking income as a result of this work would pass to the SHA to give a return on their investment.
- g) Agree, (excluding costs from item f) above), that in the event the regeneration scheme is not progressed any abortive costs would be met from capital receipts from land sales currently progressing within the Borough outside the harbour.

Reason for Decision

- 4 The decisions set out in this report provide for a much needed regeneration scheme to enhance Weymouth and give financial stimulus and income to the Statutory Harbour Authority for future harbour related needs.
- 5 The business case that underpins these decisions has been tested to ensure prudent provision to safeguard the successor Dorset Council and that the first phase of the scheme can be delivered.
- 6 The decisions also allow the Statutory Harbour Authority (SHA) to retain the land and site, and to receive the rental income from the scheme. Land ownership will not change from the SHA, and the SHA will remain as the landlord of any occupational leases and receive the income generated.
- 7 The surplus income generated will allow reserves to be built up for future works to harbour walls, thus reducing capital works

demands and insulating the successor council to future harbour needs.

Reason Regeneration Scheme Required

- 8 Weymouth and Portland is the most deprived area in the new Dorset Council area. Four neighbourhoods are amongst the 10% most deprived nationally. 65% of employees in low pay sectors and 11% of the working population claim out of work benefits compared to 7% in Dorset. Weymouth & Portland is the 3rd lowest for social mobility in England. 25% of the population have no qualifications.
- 9 Weymouth's economy has a significant dependence on tourism but this economic sector is under pressure. A report commissioned in 2016 into tourism in the Western Dorset area, produced by Blue Sail, found:
 - a) Employment in the hospitality and leisure sectors has grown in many seaside resorts in the five years to 2014; it has declined in Weymouth.
 - b) Weymouth is one of many seaside resorts in the south west but lacks a major driver or single distinctive reason to choose it over other seaside towns.
 - c) The provision of additional all year round and wet weather facilities will give that required addition, and will also assist in extending the season.
 - d) Many of the facilities that add value and encourage additional visitor spend are either missing, are of average quality or there is an insufficient number of them to create a critical mass.
 - e) Current accommodation is a barrier to tourism growth – issue is about the quality of some of the existing stock and lack of capacity in the peak season.
- 10 Weymouth Harbour comprises of nearly 4km of harbour walls with 1.2km of these being sheet piled. The majority of the sheet piled walls were installed in the 1960's and 1970's. Studies have shown the serviceable period of the steel sheet pile walls to less than 15 years. Therefore a number require repair or replacement imminently. The most urgent of these repairs being Wall D which is due to be repaired in 2019 and is included in the financial appraisal of the Peninsula Regeneration Scheme, together with the funding already committed by the council for this purpose.
- 11 The current harbour walls do not provide a 1 in 200 year protection from flooding and significant investment is required to maintain and improve the flood protection for Weymouth Town Centre. In July this year WPBC secured £4M in Government funding for flood risk management measures. In addition, Weymouth Harbour needs the income to continue to maintain the walls which are vital both for the harbour to operate and to protect the town centre from flooding.

- 12 The SHA is in the process of considering the modernisation of its offer informed by the Fisher Report which mapped opportunities for the harbour. No decisions have yet been made with regards to these opportunities. The regeneration makes use of space on the Peninsula previously used to facilitate the Condor Ferry operation, which is now redundant for this purpose.

Background

- 13 Weymouth Town Centre Masterplan was adopted as a supplementary planning document in 2015. It is a strategic plan for growth, aiming to develop up to 1,000 new homes and in excess of 2,700 jobs across five sites, amounting to 58 hectares of land in the town centre. It is a key part of the Borough Council's ambitions, responding to the challenges of achieving economic investment, delivering community aspirations and producing alternative sources of council revenue. The Weymouth Town Centre Masterplan's vision for the Peninsula Site is the creation of a new destination on the Peninsula, including upgraded tourism and leisure facilities, new public spaces, family-orientated commercial uses and residential. This vision sits alongside a vibrant working harbour.
- 14 Management Committee, has previously agreed to progress a leisure led regeneration on the redundant Ferry Terminal at Weymouth Peninsula, now that it has been confirmed that there is no prospect of a ferry service returning. The outline planning application submitted scheme comprises a diverse offer determined by the market, but including a hotel, a Pub/Diner with accommodation, cafes and restaurants, and a variety of active leisure facilities. It was recognised that Weymouth lacked some key leisure brands which would be expected in a town of this size and developing the Peninsula as a leisure destination would be an attractive route to diversifying and improving the towns offer. This form of development was settled upon as it responded positively to the findings of the tourism assessment prepared by Blue Sail as part of the Western Dorset Growth Strategy development. The Blue Sail report found that Weymouth and Portland needed to increase all weather facilities, extend the season offering, deliver improvements that work for residents and visitors and attract different target markets to enable year round usage.
- 15 A previous report to Management Committee 19th September 2017 agreed to fund the progression of the regeneration scheme by allocating £500,000 from capital receipts to;
 - a) Secure outline planning consent;
 - b) Seek specialist legal advice and professional services to support the further development of the scheme;
 - c) Financial appraisal of the harbour investment proposals from the Fisher report;

- d) Undertake further financial modelling and development of funding options for the “Borrow & Retain” option set out in this report.
 - e) Market the of initial elements to gauge market demand
- 16 Over the past year WBPC has been engaging directly with government ministers in order to raise the profile of the boroughs needs and opportunities. Our work in this regard has focused on the distinctive challenges faced by seaside towns, and in particular the extent to which the delivery of Weymouth’s agreed masterplan is challenged by flood risk in the town. Senior delegations have met with ministers responsible for flood prevention and for economic growth. In addition to securing £4m to advance flood defence works in the town this engagement has also resulted in a visit to Weymouth by Mr Jake Berry MP, the minister responsible for economic growth. Mr Berry has committed the support of a pan-government team to work with Weymouth to accelerate growth. Making progress with the peninsula development will be an important statement of intent by WPBC, demonstrating its commitment to address the town’s challenges through redeveloping a key and challenging site.

Update

- 17 Over the past 12 months a diverse range of work has been undertaken to progress this regeneration in addition to preparation of the business case which is set out later in this report. Key works to date include:
- a) Outline planning application – The scheme was taken to the South West Design Review Panel in January 2018. Public engagement events were held in March 2018. An outline planning application for the Peninsula Regeneration Scheme was prepared and submitted May 2018. The application is currently being considered by the Local Planning Authority (LPA) and is expected to go to committee before the end of the year. The outline Scheme Layout can be found in Appendix 1. In progressing to detailed planning the Scheme Layout will be subject to consultation with Harbour Management Board and public consultation.
 - b) Specialist legal advice has been obtained and the benefits of a consolidated Harbour Revision Order (HRO) were identified. Following consultation a draft HRO was prepared and submitted to the Marine Management Organisation (MMO) to give the necessary 42 days public consultation period. Responses to that have been received and are being taken in to consideration and clarified at this time.
 - c) The Fisher Report Harbour Investment Proposals are being systematically tested and evaluated these are being reported back to the Harbour Management Board for discussion, prior to

public consultation and final decision.

- d) Market testing by our consultants Cushman and Wakefield have refined the scheme as we have developed it to ensure optimal viability.
- 18 The market testing has shown that the current demand for restaurants and leisure users has changed. Previously pre-lets by such occupiers were normal and operators were willing to undertake a forward commitment ahead of building works. It is more normal now for occupiers to gauge their demand at the time they are able to occupy the building. Demand for a hotel on the site is very strong, as is demand for a Pub/Diner with accommodation. Given the forgoing Cushman & Wakefield advised WPBC to take the scheme forward in two phases. The initial phase would include the hotel, Pub/Diner with accommodation, café, public realm, infrastructure and harbour improvements. Details of what is to be included in the initial phase can be found in Appendix 2.
- 19 Detailed financial modelling has been undertaken for the initial phase only given the above recommendation. This shows that the initial phase of Peninsula Regeneration Scheme is financially viable and gives a small surplus annual income if developed directly by the council. The details of this potential income and expenditure are considered in confidential Appendix 3.

Economic Impact Assessment

- 20 When completed the full scheme is expected to attract 2,400 visitors a week to the site through the improved leisure offer.
- 21 Economic Impact Assessment of the whole Peninsula Regeneration Scheme has been carried out by Regeneris (independent economics consultant). This report shows that despite recent growth in employment across Dorset, Weymouth and Portland is performing comparably weakly, with a decline in jobs over recent years. It estimates that the benefits of the scheme would be as follows;

Construction benefits

- Approx. 150 FTE construction jobs supported for the duration of the assumed two year construction period.

Ongoing Benefits

- Employment - approx. 140 FTE (GVA £24M over 10 years).
- Accommodation expenditure -£9.1M net over 10 years
- Visitor expenditure - nearly £30M net over 10 years
- Resident expenditure - £11.4M net over 10 years

- 22 This regeneration scheme will create employment, strengthen the Weymouth Town Centre offer, improve the local accommodation and leisure offer and enhance the visitor economy. It will also assist in securing the long term viability of Weymouth Harbour and funding of the council's statutory functions as an SHA, without needing to fund any shortfall solely from increased harbour dues and charges.
- 23 New job creation is an important benefit given the recent decline in employment across the area. It is significant that the variety of jobs created have the potential to support routes into work for local unemployed residents
- 24 The mixed-uses proposed will help support the vision for Weymouth, strengthening what the town centre has to offer to local people. Creating an accessible, attractive and vibrant public space will appeal to a range of different people during the day and after dark, boosting both the day time and night time economies.

Business Case

- 25 Officers have worked with advisors at Cushman and Wakefield over the past year to test and refine the business case for the Peninsula regeneration. As reported to Management Committee in September 2017 the viability of this scheme is dependent on the scheme being delivered by the Council directly, rather than through a developer with the associated developer profit that would be required.

Phase one of the scheme includes:

- Replacement of Harbour Wall “D”
 - 100 bed hotel
 - Pub/Diner with accommodation/Boutique Hotel
 - Café
 - Public realm and infrastructure works to include:
 - Realign roadway onto Peninsula
 - Shared space in front of Pavilion
 - Service yard
 - Upgrade services to facilitate both Phase 1&2
 - Harbourside improvements
 - Public walkway around Peninsula
- 26 Delivery of this phase aims to deliver three key objectives. Firstly this will commence the development of a long derelict and high profile site in a way that delivers direct economic benefits to the town. In addition delivery of this phase will build market confidence in the site paving the way for the subsequent delivery of the leisure units and restaurants envisaged for phase two. Finally the scheme also includes key infrastructure and investment for the second phase.
- 27 The delivery model will not require any speculative build, rather build will be dependent on:

- Being in contract with an end user (e.g. Hotel operator).
 - Tender prices being within budget.
 - Planning and other consents in place.
- 28 This approach safeguards the Council by ensuring an agreed cost and income stream for each income generating element ahead of undertaking works.
- 29 In schemes such as this, the financial modelling requires accurate income and expenditure estimates to be used. The detailed work to date has taken on board the abnormal costs of regenerating this redundant former ferry terminal site. The costs set out in Appendix 3 reflect the fact that this site is made up ground, with likely contaminants. The costs reflected the limited nature of current services on the site, with the cost of enhancing these having been included. Additionally, the costs reflect the need to deep pile all building foundations through the made up ground into the seabed. Costs have been tested by Cushman and Wakefield, and accurately reflect the conditions on the site.
- 30 Income estimates have been established through testing in the market demand for the site from prospective occupiers, and detailed knowledge of rental values from Cushman & Wakefield's teams.
- 31 Appendix two shows the extent of the Phase 1 development. The overall cost of this phase is c. £14,445,000, including the construction of Harbour Wall D and project management and officer costs. It is proposed to fund this investment from WPBC funds totalling £3,004,000 with the main elements as follows:
- £1,955,000 already approved by W&PBC for Wall D Rebuild.
 - £299,000, Officer costs funded from existing establishment budgets.
 - £500,000, W&PBC Capital Receipts – works to date.
 - £250,000 W&PBC Harbour Reserve.

From the Public Works Loan Board

- £11,441,000 – Borrowing
- 32 As can be seen in the detailed figures in Appendix 3, allowing for interest and loan repayment over a 40 year period, the initial phase generates an annual surplus income of c. £213,000 per annum. In terms of cash flow, the scheme becomes positive upon completion of the buildings, when rental income commences.
- 33 The initial phase of the Peninsula Regeneration Scheme includes a considerable amount of public realm improvements. These are enhanced infrastructure, a walkway around the Peninsula, a road realignment, a new shared open space area, all giving a much needed uplift and boost to the area and a gateway to the overall scheme. The cost of the public realm improvements above are in

the region of £2,500,000 but produce no direct income to the scheme. These are elements of the scheme that might reasonably be fund this from capital receipts, but external grants would be the preferred route given other likely demands on Capital.

- 34 Grant funding for the public realm improvements will be sought and if these can be obtained then the loan sum above will be reduced by a commensurate amount. If grant funding is secured, the annual surplus generated by the scheme increases. In the absence of grant aid the surplus could be increased by scaling back the public realm works, deferring this cost until later.
- 35 The details in confidential Appendix 3 consider potential construction costs and income that might be obtained from occupiers and as such is commercially sensitive. They are relevant to providing the necessary details for members to be satisfied that a prudent assessment of the financial position has been completed.

Statutory Harbour Authority

- 36 The Harbour Revision Order (HRO) confirms that the Peninsula site, excluding the Pavilion Theatre, is vested in the Statutory Harbour Authority (SHA). Weymouth & Portland Borough Full Council is the SHA, and it should be noted that the SHA is not a separate legal body but when sitting as SHA the council must act in the best interests of the harbour. The SHA's assets and budgets are in effect ring-fenced from the rest of the council and as a consequence there are two practical alternatives to progressing the scheme:
 - The scheme is progressed by the council as SHA with the SHA being responsible for repaying the loan but with the surplus generated being retained within the ring-fenced SHA account to fund ongoing maintenance and operation of the harbour. This would mean that the surplus from this scheme could be used to offset liabilities for harbour walls, flood defences and future harbour related asset maintenance and renewal, OR.
 - The scheme is progressed by the council having transferred the relevant part of the Peninsula, which is no longer required for harbour purposes, out of the SHA undertaking. In this scenario any surplus would be available for any legitimate council use, but the point at which land is removed from the SHA they would need to be fully compensated for the value of the asset, including hope value. This would represent an additional cost for the scheme.
- 37 In the light of this it is recommended to full council that the scheme progresses with the council acting as SHA.
- 38 It is further recommended that prior to work starting on the initial phase buildings that the SHA utilise £250,000 from Harbour Reserves to demolish the former Ferry Terminal Building. This will still leave a considerable reserve to deal with any issues arising to deal with maintaining safety of navigation.

- 39 The additional income generated from re-utilising that area as car parking returned to the SHA and will provide a return on the capital spent as did the Ferry Terminal buildings while they were operational. The demolition of this building will generate additional parking income for the scheme of around £110,000 pa. This would be an early priority in order to maintain the overall level of parking provision on the site during the construction phases.

Detailed Planning for First Phase

- 40 At present no decision has been made with regard to the Outline Planning Application that has been submitted for the Peninsula Regeneration Scheme.
- 41 If Outline Planning Permission is granted then progress needs to be made to work up detailed design drawings for the initial phase. These drawings need to be sufficient detail in order to apply for detailed planning consent and to procure the works.
- 42 Therefore we are seeking agreement to progress designs, marketing and submission of a detailed planning application if Outline Planning permission is granted. The Harbour Management Board and full council will be consulted with as required in respect of matters affecting layout, changes which affect the business case and matters which might impact the core statutory functions associated with the running of the harbour (safety of navigation, open port duty, conservancy etc.).

Financial Risk Management

- 43 Due to the level of financial borrowing it is appropriate to ensure that this money is allocated to the final construction works once it can be demonstrated that there is income to repay this. This is a prudent approach for WPBC and the SHA to take, and for the successor Dorset Council, which will be taking over this scheme. Thus there must be safeguards in place to deal with all contingencies and to have a known and agreed fall-back position as delegated to the Section 151 Officer as is deemed prudent.
- 44 All the following would be in place before major expenditure on construction is incurred: -
- a) Occupational Pre-Letting of Phase 1 buildings to be constructed: confidential Appendix 3 identifies the income level from occupiers that would need to be agreed and legally bound on both parties before construction of the buildings commences.
 - b) Tendered Construction Works: building construction works would need to have been tendered and the tenders returned within budgets.

- c) Detailed planning permission: Detailed planning permission will need to have been granted for the initial phase (as shown indicatively only in Appendix 1)
- d) No other legal or cost impediments reducing the anticipated financial return of the scheme beyond the level set out in confidential Appendix 3.

Risk Mitigation

- 45 In progressing towards the initial phase delivery, costs will be incurred in preparing detailed design, layouts and building specifications etc. along with public realm. These costs are included in the overall borrowing figures and can be met from the financial management arrangements, as are best determined and delegated to the Section 151 Officer.
- 46 However in the event that the conditions cannot be met then the above costs would not have generated any additional income but the funding for these would still have to be met. It is prudent therefore to have agreement that in that unlikely event that no loan is taken that these costs are funded from sales of land outside of the SHA area currently agreed by WPBC.

Timeline

- 47 WPBC is working to deal with issues arising and to endeavour to obtain favourable outcomes for both the outline planning application and Harbour Revision Order Application. Ideally both will be in 2018.
- 48 Wall D works are anticipated to start on site early 2019. While this essential harbour wall repair work is on site additional details will be worked up including:
 - Working up and submission of detailed planning permission
 - Procurement of a contractor to carry out the works
 - Complete pre-let agreements with hotel and other operators
 - Subject to agreement of the council as SHA to proceed, then the demolition of the former ferry terminal building would take place in the Spring 2019.
- 49 Assuming all necessary consents and agreement, with all pre-start conditions met, then works on site for the initial phase one are expected to start early 2020.

Implications

Economic Development

- 50 This report deals directly with the economic impact of the Peninsula development.

Financial Implications

- 51 Full analysis of the financial implications are set out in the confidential Appendix 3, basic details are contained within this report.

Legal Implications

- 52 The council has taken specialist legal advice with regards to the application for the Harbour Revision Order. In addition it is acknowledged that the council as SHA will need to take decisions with regards to the scheme, in the best interests of the harbour in its widest sense.
- 53 In 2018 the new *Ports Good Governance Guidance* and in particular parts A and C, replaced the Municipal Ports Review as a key piece of guidance applying to local authority run ports. It is made clear in the *Ports Good Governance Guidance*, that local authority owned ports should be governed and operated in the interests of stakeholders including the local community and can be an important local asset.
- 54 The current Weymouth Harbour Business Plan also makes it clear that the business plan has been produced on the basis that the harbour is both a community asset for the use of those who have moorings and a commercial operation for the benefit of all the residents of the Borough.
- 55 The *Ports Good Governance Guidance* also encourages local authorities to seek to establish and implement a strategy to put port operations on a commercial basis wherever this is possible (and to avoid future subsidising of the harbour / port operation). The guidance also acknowledges that the provision of leisure and tourist facilities can be appropriate in local authority ports. The provision of such facilities also minimises the requirement to fund future shortfalls in income solely from harbour dues and charges.
- 56 The outline proposals for the Peninsula development to be progressed by the Council as the SHA accord with the guidance above enabling regeneration of an underused area and ensuring that surplus funds generated by the scheme will be placed in the harbour's ring-fenced funds, assisting in securing the long term viability of the harbour.
- 57 Specialist external legal advice will be required at the next stage of this scheme and allowance for this has been made in the funding sought.

Risk Analysis

- 58 As the delivery options for this scheme become clear it is timely to produce a full risk register for the project. A detailed risk analysis will be completed to address risks arising from the financial model, market forces, planning, legal risks etc.

Appendices

Appendix 1 – Full Scheme Details

Appendix 2 – Initial Phase Details

Appendix 3 – Confidential Appendix – Financial

Background Papers

Regeneris Economic Impact Assessment
17th September 2017 Management Committee report

Footnote

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Appendix 1 – Peninsula Regeneration Scheme

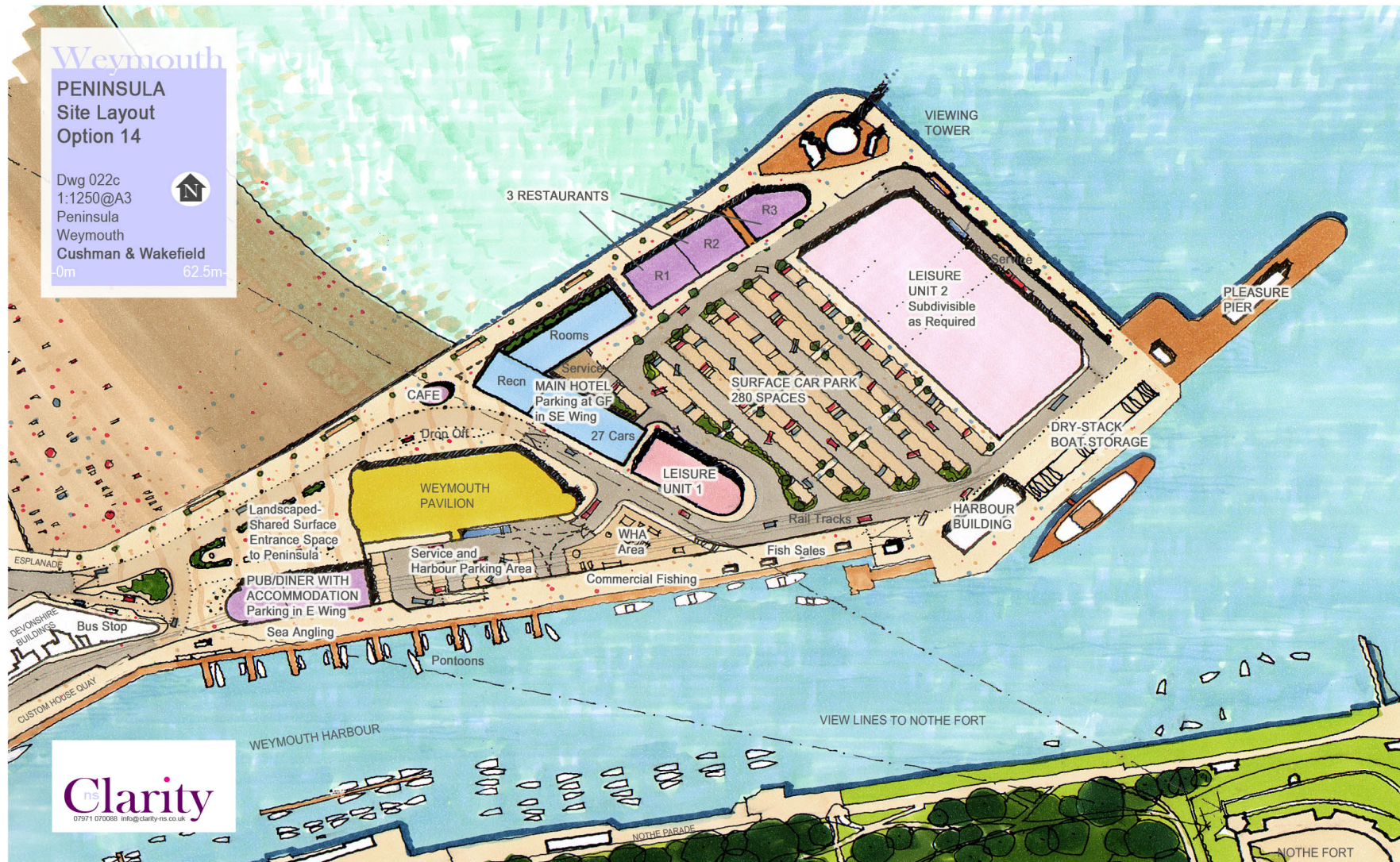
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Weymouth

PENINSULA Site Layout Option 14

Dwg 022c
1:1250@A3
Peninsula
Weymouth
Cushman & Wakefield
0m 62.5m



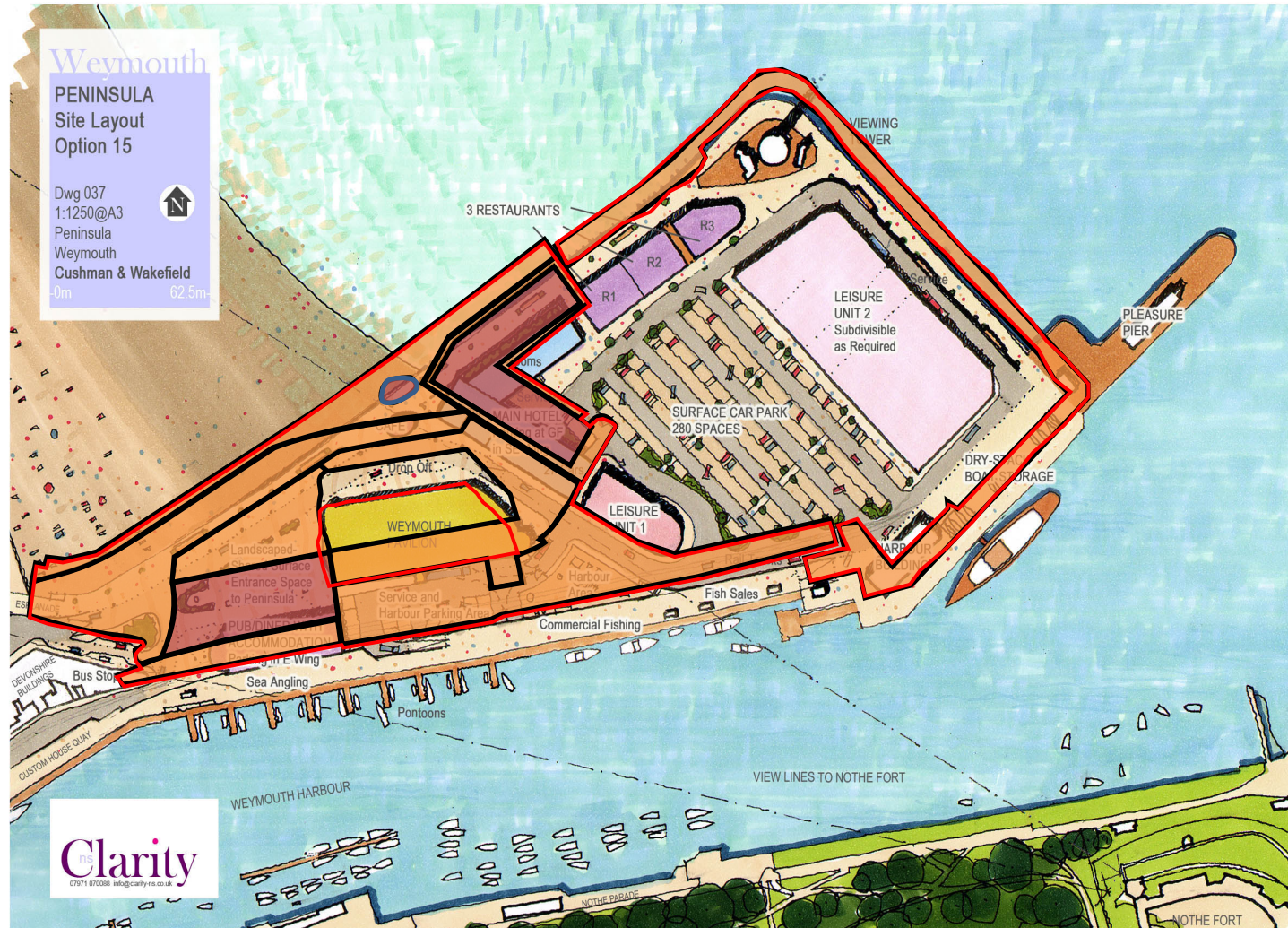
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ns Clarity
07971 070088 info@clarity-ns.co.uk

Appendix 2 – Extent of Initial Phase

Elements:

- Limited Services Hotel
- Immediate surround to hotel
- New Roadway to east of Pavilion
- Café
- Pub/Diner with accommodation
- Shared surface to front of Pavilion
- Service yard for pub with rooms and Pavilion
- New road alignment at gateway
- New landscaping at gateway
- Demolition of “anchor area” and re-grading
- New surface to north side promenade
- Demolition of former train station
- New surface to quayside
- Phase 2 walkway
- Improved harbour facilities



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Management Committee 18 September 2018 Treasury Outturn Report 2017/18

For Decision

Portfolio Holder(s)

Cllr Jeff Cant – Finance & Assets

Senior Leadership Team Contact:

J Vaughan, Strategic Director

Report Author:

John Symes, Financial Resources Manager

Statutory Authority

s.151 of the Local Government Act 1972

Purpose of Report

- 1 To present an update on treasury management activity and performance for the 2017/18 financial year in accordance with the Council's treasury strategy.

Recommendations

- 2 That Members note changes to the treasury portfolio.

Reasons for Recommendation

- 3 To ensure that Members are aware of developments within their remit.

Background Information

- 4 The Treasury Management Strategy has been underpinned by the adoption of the CIPFA Code of Practice on Treasury Management in Public Services and recommends updates at least twice a year. The Council is supported in this area by Arlingclose, its Treasury Management advisors, who provide expertise which the Council would not be able to resource itself.
- 5 The Treasury Management Strategy Statement for the year commencing 1st April 2017 was adopted by Council on 23rd February 2017.

6 Governance Structure

7 The annual Treasury Management Strategy Statement (TMSS) and annual report are considered and approved by Members. Other treasury management reporting includes a quarterly update as part of the Council's Business Review report to Management Committee and also through the treasury management briefings which are open to all members.

8 Treasury management responsibility is delegated to Jason Vaughan, Strategic Director, in his capacity as s.151 officer in order to be able to make reasoned and timely decisions with the objective of minimising risk to Council assets and to ensure compliance with statutory requirements.

9 Treasury management briefings have taken place in January 2018 and most recently in July 2018 to update Members on treasury management activity and will continue to meet on a regular basis.

10 Debt Management

	Balance on 01/04/2017 £000s	Debt Repaid £000s	New Borrowing £000s	Balance on 31/03/2018 £000s	Incr/(Decr) in Borrowing £000s
Short Term Borrowing	0	0	0	0	0
Long Term Borrowing	27,000	0	0	27,000	0
TOTAL BORROWING	27,000	0	0	27,000	0
Average Rate %	4.58%			4.58%	

11 The Council's debt position has not altered throughout the financial year 2017/18 and to the year to date, remaining at £27,000,000 at an average rate of 4.58%.

12 Interest paid in the last financial year totalled £1,236,225 against a budget of £1,236,225. Since the 1st April interest payments of £614,853 have been made.

13 Investment Activity

14 Both the CIPFA and MHCLGs investment guidance requires the Authority to invest prudently and have regard to the security and liquidity of investments before seeking the optimum yield.

15 The Council's strategy for investments was based upon minimising risk and safeguarding capital. This was maintained by following the Authority's counterparty policy as set out in its Treasury Management Strategy Statement which defined "high credit quality" organisations as those having a long-term credit rating of A- or higher that are domiciled in the UK or a foreign country with a sovereign rating of AA+ or higher.

16 The Authority has adopted a voluntary measure in its exposure to credit risk by monitoring the value-weighted average credit rating of its investment portfolio, which is supplied by our advisors. This is calculated

by applying a score to each investment (AAA = 1, AA+ = 2, etc) and taking an arithmetic average, weighted by the size of each investment.

	Target	Actual	Arlingclose Client Ave
Portfolio average credit rating	A-	AA+	AA-

- 17 The Council held investments of £38,777,510 as at 01/04/17 with holdings of £43,980,510 by the year end. Current investments total £52,689,755 as at 31st July 2018.
- 18 Investment activity for the year included the following transactions having undertaken a portfolio modelling exercise and following advice from the Authority's Treasury Management adviser, Arlingclose:
- £500,000 - Schroders Income Maximiser Fund
 - £1,000,000 - CCLA Diversified Income Fund
 - £1,500,000 - M&G Strategic Corporate Bond Fund
 - £1,000,000 - Royal London Enhanced Cash Plus Fund
 - £2,500,000 - Investec Diversified Income Fund
 - £2,500,000 - Threadneedle Strategic Bond Fund
 - £1,000,000 - Threadneedle Sterling Short-Dated Corporate Bond Fund
 - £2,500,000 - Threadneedle UK Equity Income Fund
 - £2,500,000 - City Financial Multi Asset Diversified Income Fund
- The continued use of five Money Market Funds (MMFs) in order to provide diversification of exposure and also high liquidity which helps maintain our foremost priority of capital security and also cashflow requirements.
 - As an indication of the level of MMF activity in year investment totalled £39,945,000 (2016/17 £101,689,000) with corresponding receipts of £46,281,000 (2016/17 £95,354,000).
 - One Bank of Scotland term deposit was made in the year and short term deposits with the Treasury's Debt Management Office were made for cashflow purposes.
- 19 For the financial year ending 31st March 2018 the Council received £1,215,497 (2016/17 £972,092) interest at an average income return of 3.11% (2016/17 2.24%). Total investments include sums held for cashflow purposes as well as pooled funds. This is favourable against benchmarks of 1.42% for 51 English Non-Met Districts and also against 1.05% average for Arlingclose clients (see appendix 1).
- 20 Further detail of the comparative treasury position as at 31st March 2018 is available at appendix 2.
- 21 Further economic background, as provided by our treasury advisor, is available at appendix 3.
- 22 **Compliance with Prudential Indicators**

- 23 The Council can confirm that it has complied with its Prudential Indicators for 2017/18, which were set in February 2017 as part of the Council's Treasury Management Strategy Statement.
- 24 In compliance with the requirements of the CIPFA Code of Practice this report provides members with a summary report of the treasury management activity during 2017/18. None of the Prudential Indicators have been breached and a prudent approach has been taken in relation to investment activity with priority being given to security and liquidity over yield.

Corporate Plan

- 25 Performance aim

Risk Management

- 26 Risk that ineffective governance arrangements will expose the council to significant financial or reputational risk and to the risk of non-compliance with statutory requirements.

Appendices

- 27 Appendix 1 – Income Return on Total Investments 2017/18
28 Appendix 2 – Treasury Investments: portfolio as at 31st March 2018
29 Appendix 3 – Arlingclose Economic Commentary

Background Documents (including relevant policy documents)

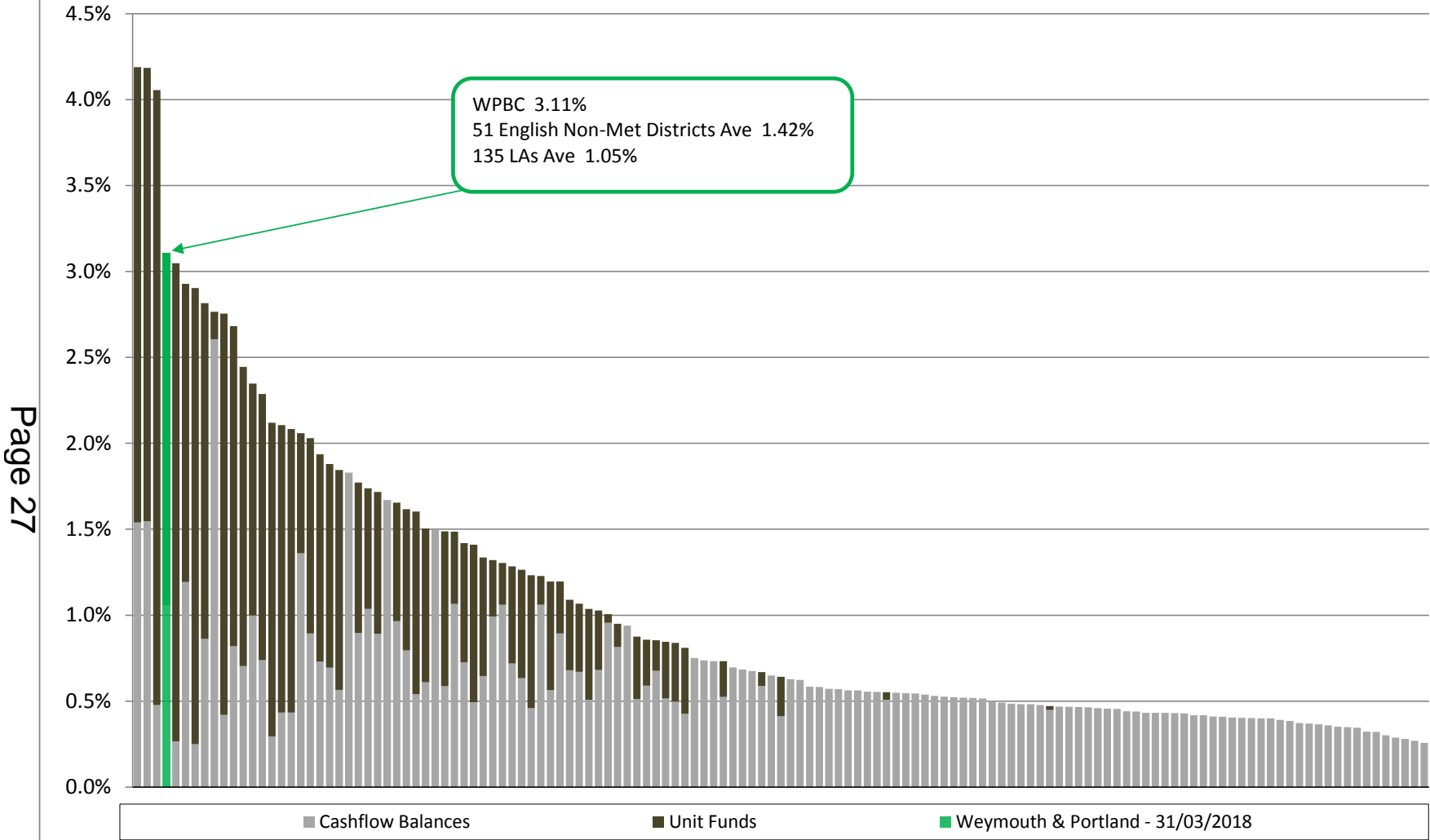
- 30 Treasury Management Strategy Statement and Investment Strategy 2017/18 - Full Council Agenda 23rd February 2017.

Footnote

- 31 Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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Income Only Return on Total Investments (Cashflow balances plus Unit Funds)



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31 st Mar 2017	Average Rate (%)	Current Portfolio	31 st Mar 2018	Average Rate (%)
£		Debt	£	
17,000,000	4.46	LOBO (2) (Lenders Option Borrowers Option)	17,000,000	4.46
10,000,000	4.79	Fixed Rate Loan (converted LOBO)	10,000,000	4.79
27,000,000	4.58	Total Debt	27,000,000	4.58
		Current Investments		
		Property Funds		
5,000,000	5.56	CCLA Property Fund	5,000,000	5.64
		Unit Funds		
1,000,000	3.92	HC Charteris Premium Income Fund	1,000,000	4.63
3,000,000	0.75	Payden Sterling Reserve Fund	3,000,000	0.65
2,500,000	3.83	UBS Multi Asset Income Fund	2,500,000	3.89
1,000,000	4.78	City Financial Diversified Fixed Interest Fd	1,000,000	6.00
2,000,000	6.55	Schroders Income Maximiser Fund	2,500,000	6.64
2,500,000	3.78	M&G Global Dividend Fund	2,500,000	4.00
-	-	CCLA Diversified Income Fund	1,000,000	3.12
-	-	M&G Strategic Corporate Bond Fund	1,500,000	3.51
-	-	City Financial Multi Asset Diversified Fund	2,500,000	2.70
-	--	Investec Diversified Income Fund	2,500,000	4.02
-	-	Royal London Enhanced Cash Plus Fund	1,000,000	0.95
-	-	Threadneedle Strategic Bond Fund	2,500,000	3.17
-	-	Threadneedle UK Equity Income Fund	2,500,000	3.34
-	-	Threadneedle Sterling Short-Dated Corporate Bond Fund	1,000,000	1.67
		Covered Bonds		
2,226,844	2.12	Leeds Build. Society 4.25% (17/12/18)	2,226,844	2.12
2,211,666	2.13	Yorkshire BS 4.75% (12/04/18)	2,211,666	2.13
2,003,000	0.92	Leeds Build. Society FRN (01/10/19)	2,003,000	0.74
		Deposits		
1,000,000	0.25	HSBC Call Account	539,000	0.15
1,500,000	0.32	Handelsbanken liquidity account	1,500,000	0.16
3,000,000	0.15	Debt Management Office (DMO)	-	-
-	-	Bank of Scotland (12/01/18)	-	-
		Money Market Funds		
1,958,000	0.23	Standard Life MMF (formerly Ignis)	700,000	0.44
1,958,000	0.23	Deutsche Bank MMF	700,000	0.39
1,957,000	0.20	Blackrock MMF	700,000	0.39
1,957,000	0.17	Aberdeen MMF (formerly Scottish Widows)	700,000	0.35
2,006,000	0.27	Federated Investors MMF	700,000	0.48
38,777,510		Total Investments	43,980,510	
11,777,510		Net (Debt)/Investments	16,980,510	

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Arlingclose Treasury Advisors - Latest Economic Commentary and Outlook

Economic background: Commodity prices fell during the quarter, although oil prices rose, peaking at \$75 a barrel before falling slightly to just over \$73. The primary factor in the oil price's recent fall was the OPEC's (Organisation of Petroleum Exporting Countries) announcement that a deal had been reached with non-OPEC nations to increase nominal production by 1 million barrels a day.

UK Consumer Price Inflation (CPI) index fell over the quarter and the data released for May showed CPI at 2.4%, a 12-month low. The most recent labour market data for April 2018 showed the unemployment rate at 4.2%, a low last seen in 1975. However real wages (i.e. adjusted for inflation) grew only by 0.4%, a marginal increase unlikely to have had much effect for households. Q1 GDP data released in April and revised in May showed economic activity slowing to 0.2%. The Bank of England made no change to monetary policy at its meetings in May and June, however hawkish minutes and a 6-3 vote to maintain rates have raised expectations of a rate hike at the August meeting.

Having raised rates in March, the US Federal Reserve again increased its target range of official interest rates in June by 0.25% to between 1.75% and 2% and markets now expect two further rises in 2018.

Fears rose of a global trade war on the announcement of the Trump Administration implementing tariffs on \$200bn of imports, notably steel, aluminium, food and chemicals. Canada, the EU and China contemplated announced retaliatory tariffs as did Mexico. Many of these have since been instituted in early July. The announcements sparked a sell-off in global equity markets, with the major equity global indices falling.

The EU Withdrawal Bill, which repeals the European Communities Act 1972 that took the UK into the EU and enables EU law to be transferred into UK law, narrowly made it through Parliament, with a vote of 319 to 303, after the government gave assurances that Parliament would have a meaningful vote in the event of a no-deal Brexit. Very little progress was made in negotiating future trading arrangements, extending the period of uncertainty.

Financial markets: Gilt yields displayed marked volatility during the quarter, particularly following Italy's political crisis in late May when government bond yields saw sharp moves akin to those at the height of the European financial crisis with falls in yield in safe-haven UK, German and US government bonds. The yield on the 5-year benchmark gilt fell from 1.13% to 1.04% during the quarter, the 10-year gilt fell from 1.36% to 1.28% and the yield on the 20-year gilt rose marginally from 1.71% to 1.72%. Money markets rates remained low: 1-month, 3-month and 12-month LIBID rates averaged 0.38%, 0.55% and 0.84% in the quarter respectively.

Credit background: UK bank credit default swaps rose marginally over the quarter, but the overall level was still low against historic averages.

There were a few credit rating changes during the quarter. Moody's downgraded Barclays Bank Plc's long-term rating to A2 from A1 after the banking group completed its restructure to be compliant with UK bank ring-fencing requirements which come into effect in 2019. The agency also downgraded Royal Bank of Scotland plc's (RBS plc) long-term ratings to Baa2 from A3 on its view that the credit metrics of RBS plc, which will become the non-ring-fenced NatWest Markets plc, will become weaker and less diversified and the main functions of the bank would be in higher risk activities. Moody's and Fitch upgraded the long-term ratings of NatWest Bank and Ulster Bank on the view that their credit profiles are expected to improve following ring-fencing. The Authority

had suspended RBS as an investment counterparty ahead of the downgrade as it no longer met the Authority's higher credit rating threshold of A- in its 2018/19 strategy.

S&P revised the Royal Bank of Canada's outlook to stable from negative whilst affirming the long-term rating at AA- and Fitch revised the Commonwealth Bank of Australia's outlook to negative from stable, whilst affirming the bank's long-term rating at AA-.

Outlook for the remainder of 2018/19

The MPC has maintained expectations of a rise in interest rates this year. Arlingclose's central case is for Bank Rate is to rise once in 2018 and twice more in 2019. The MPC has a definite bias towards tighter monetary policy. While policymakers are wary of domestic inflationary pressures over the next two years, it is believed that the MPC members consider both that: 1) ultra-low interest rates result in other economic problems, and that 2) higher Bank Rate will be a more effective weapon should downside Brexit risks crystallise.

	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21
Official Bank Rate													
Upside risk	0.00	0.00	0.00	0.00	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Arlingclose Central Case	0.50	0.75	0.75	1.00	1.00	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Downside risk	0.00	0.25	0.25	0.50	0.50	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75

Arlingclose's view is that the UK economy still faces a challenging outlook as the minority government continues to negotiate the country's exit from the European Union. Central bank actions and geopolitical risks, such as prospective trade wars, have and will continue to produce significant volatility in financial markets, including bond markets.

WEYMOUTH AND PORTLAND BC – MANAGEMENT COMMITTEE ACTION PLAN JULY 2018

KEY: **Red** = Close Monitoring **Amber** = Watching Brief with regular updates **Green** = Completed

Project and lead officer	Councillor champion	Decision points & who makes decision	Anticipated delivery date	Funding & Source	Progress Update
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1. Community Facilities - KATE WHELLER

Allotments, Cemeteries and Crematorium, Clubs, Community Centres, Parks and Open Spaces, Leisure Centres, Sports Grounds, Swimming Pool, Chalets, Play Areas, Local Plans and Infrastructure, Public Conveniences

1.	Greenhill Chalets future management Sarah Cairns	Kate Wheller	Management Committee	Oct 2016 March 2017 Sept 2017 Dec 2017 April 2018	NA	CIC registration awaited from Charity Commission, all paper work otherwise complete.
2.	New Boxing Club on the Marshes Nick Thornley / Tony Hurley	Kate Wheller	Management Committee	Dec 2017 April 2018	Council reserves	Planning application to be resubmitted and timetable awaited.
3.	Public Conveniences Martin Hamilton	Kate Wheller	Management Committee	Feb 2018 April 2018	To Finance Group	Report to be presented to management committee in August.

WEYMOUTH AND PORTLAND BC – MANAGEMENT COMMITTEE ACTION PLAN JULY 2018

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Project and lead officer	Councillor champion	Decision points & who makes decision	Anticipated delivery date	Funding & Source	Progress Update	
2. Community Safety - MIKE BYATT						
CCTV, Community Safety, Crime and Disorder, Emergency Planning, Environmental Health, Licensing, Police and Crime Commissioner, Police and Crime Panel						
4.	Preventing drink-fuelled disorder. Consider late night levy and limiting opening times. Graham Duggan	Mike Byatt	Management Committee Performance & Scrutiny Committee	March 2017 June 2017 July 2017 Oct 2017 Sept 2017 Jan 2018 April 2018	NA	Early Morning Restriction Order and Late Night Levy currently not supported by Dorset Police. Revised Night Time Economy policing strategy performing well and to be replicated in daytime period.
5.	Town centre space controls to address general antisocial behaviour. Graham Duggan	Mike Byatt Matt Prosser to update at MC	Management Committee	Update at each MC required.	Within existing budget	ASB Public Space Protection Order implemented although delay in delivering Community Safety Accreditation Scheme patrol officers who form part of the enforcement resource. Expected September 18. Scrutiny & Performance review in October 18

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6. Tackling litter/dog fouling street trading activity and waste. Tackling street offences. Graham Duggan	Mike Byatt Matt Prosser to update at MC	Management Committee	July 2017 Sept 2017 Feb 2018 May 2018	Within existing budget	Environmental enforcement contract continues with patrol officers focusing mainly on the town centre during the summer period.
7. Emergency Planning update Martin Hamilton	Mike Byatt	Management Committee	Dec 2017	NA	Post Grenfell review of Borough preparedness for civil emergencies. Verbal update required.
8. Melcombe Regis Board Action Plan. Matt Prosser	Gill Taylor/Mike Byatt	Management Committee	Update at each MC	Partners and Council reserves	Updated MRB plan will be available in September when there will be a separate Member briefing on the work of the Board and the implications of LGR.

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3. Corporate Affairs and Continuous Improvement - ALISON REED

Democracy, Elections, Policy, Member Services, Risk Management Services, Legal Services, Public Relations and Publicity, Audit, Performance and Improvement, Personnel, Shared Services Project, Local Strategic Partnership, Weymouth & Portland Partnership, Relationships External to the Borough, Twinning, Relationship with Portland Town Council

9.	Set up a Town Council in Weymouth Stuart Caundle	Alison Reed / Jeff Cant	Town Centre Steering Group Management Committee	March 2018	Agreed in budget 2017/18	Public consultation ends March 2018. Initial scoping of services and finances for Town Council has taken place
10.	Establishing the position of Portland Town Council Stephen Hill	Alison Reed	Management Committee	Feb 2018	Ongoing	Town Council to consider services it might wish to run after a Unitary Authority meeting.
11.	Unitary Council / Combined Authority Matt Prosser	Jeff Cant / Alison Reed	Delegated to CEO/Leader	Ongoing updates	NA	A Cross County Committee has been set up and approved by full Council to oversee the project.
12.	Review of incoming grants from outside bodies Jane Nicklen	Alison Reed	Scrutiny Committee Management Committee	TBA	NA	Officer Working Group being established to share ownership of co-ordinated approach to grant applications.
13.	Review of links with outside bodies Stuart Caundle	Alison Reed / Andy Blackwood	Scrutiny Committee Management Committee	Feb 2018	NA	To be scoped by Scrutiny Committee.

WEYMOUTH AND PORTLAND BC – MANAGEMENT COMMITTEE ACTION PLAN JULY 2018

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4. Economic Development - RICHARD NICKINSON

Economic Regeneration, Employment Sites, Inward Investment, Market, Business Development and Promotion, Local Shopping Centres.

14.	Support Leader and Chief Executive to promote package for Weymouth with Central Government Nick Thornley	Richard Nickinson	Management Committee	2018/19	Grant from Coastal Communities Fund	Successful meeting with Jake Berry and local business representatives. Detailed proposal now to be formulated and submitted in the Autumn.
15.	Support for local enterprise and small business start-ups Nick Thornley	Richard Nickinson	Management Committee	2018/19	Grant to support rent free period	Starlight Enterprises formally opened for business. Grant now being prepared.
16.	BID Chamber of Commerce Trade Fair Nick Thornley	Richard Nickinson	Management Committee	2018/19	WPBC	Consultation under way to ascertain feasibility
17.	Annual Enterprise Award Nick Thornley	Richard Nickinson	Management Committee	TBC	Revenue Balances	Details to be confirmed.
18.	Promote the Western Relief Road Stephen Hill	Richard Nickinson		TBC		Continuing focus to maintain the proposal on the agenda together with support from our local MP.

WEYMOUTH AND PORTLAND BC – MANAGEMENT COMMITTEE ACTION PLAN JULY 2018

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5. Environment and Sustainability - RAY NOWAK

Building Control, Cleansing, Coast Protection and Policy, Conservation, Development Control, Environmental Education and Initiatives, Forward Planning, Flooding, Local Development Plan, Recycling and Refuse Collection, Sea Defences, Sustainable Development, World Heritage

19.	First Phase Flood Defences Martin Hamilton	Jeff Cant / Ray Nowak	Management Committee	Sept 2017 April 2018	DEFRA/LEP	Following a meeting with Therese Coffey MP in the autumn, officers have continued to work with colleagues from Environment Agency to develop a prioritised programme of repairs. A meeting was held with in March with the Chairman of the Wessex Regional Flood & Coastal Committee to discuss progress and potential funding.
20.	Review ways of enforcing improvement of run down buildings in private hands. Stephen Hill	Ray Nowak / Paul Wyeth	Management Committee	Nov 2017	TBC	Drive up the quality of the built environment. Agreement reached with Town Centre Group to identify and pursue owners of run down building.

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6. Finance and Assets - JEFF CANT

Budget Control, Corporate Property, Council Offices, Finance Consultation, Fees and Charges, Treasury Management, Procurement, Depot, Long Term Asset Management, Property Services, Collection of Local Taxes, Leasing, Regeneration

21.	Redevelopment of North Quay site Martin Hamilton	Jeff Cant / all	Management Committee	Outline Planning Proposal	External Funding	Several versions of proposals to redevelop the site have been reviewed by the Council/PSP partnership. Planning application due to be submitted in May
22.	Town Centre Regeneration Peninsula Martin Hamilton	Jeff Cant / all	Management Committee	First phase project Completion 2020	Council borrowing	£700k committed to project to take to outline planning. Demolition to start Jan 2018.
23.	Town Centre Regeneration – Commercial Road Martin Hamilton	Jeff Cant	Management Committee	Dec 2017	Mixed Funding	This requires the construction of a consortium proposal from the three site owners
24.	Submit a case for additional funding support to Department for Communities and Local Government Martin Hamilton / Simon King	Jeff Cant/ Group Leaders	N/A	Ongoing	N/A	Met the Minister for Coastal Communities March 2018. A team of cross departmental civil servants will visit to hear our case and construct a proposition to help us forward The Minister will then visit.

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Project and lead officer	Councillor champion	Decision points & who makes decision	Anticipated delivery date	Funding & Source	Progress Update	
25.	Create an Active Property Asset Management Plan Martin Hamilton / Sarah Cairns	Jeff Cant	Management Committee	Rolling programme of reports	NA	Initial list of properties for disposal/development considered by Assets & Regeneration Group and approved by MC. List to be revisited to form the basis for Town Council discussions
26	Pavilion makeover Martin Hamilton	Jeff Cant	Management Committee	Oct 2017	Funds allocated	£250k allocated to the project. Lease finalisation now being undertaken by legal team External works to start September
27.	Construction of new public conveniences at the Esplanade Martin Hamilton	Jeff Cant	Management Committee	Verbal update at each Management Committee	£400,000 Funds allocated from capital reserves	Surveys complete, designs being produced and minor repairs and redecorations in progress, report will come to July MC.

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7. Housing - GILL TAYLOR						
Affordable Housing, Homelessness, Housing Advice, Housing Benefit, Private Sector Leasing Scheme, Housing Assistance and Improvements through Grants, Loans, Advice and Enforcement						
28.	Melcombe Regis Board Improving Melcombe Regis as a place to live. Matt Prosser	Gill Taylor / Mike Byatt / Jeff Cant	Report to Management Committee	Monthly updates from CEO/ Briefholders	Joint funding from the participating bodies	Details for a selective housing licensing scheme will be reported for approval to Management Committee in October 2018 (Salford Consultants). Member briefing on Board work being arranged.
29.	Review unlicensed HMO's in the Borough Clive Milone	Gill Taylor	Update to Management Committee October 2017	Monthly verbal update	Continue to await Government legislation anticipated in Summer 2018	Report on a proactive approach to ensuring safe HMOs.
30.	Action Plan required bringing together Council and Housing Associations Stephen Hill / Clyde Lambert	Gill Taylor / Jeff Cant / Ray Nowak	Report to Management Committee August 2017 following review of funding by Finance Group.	March 2017 May 2017 July 2017 Verbal update at each MC	Joint funding from the three Councils.	Accelerated Home Building strategy with the objective to increase number and pace of house building. A WPBC steering group has been formed to progress the delivery of an Accelerating Home Building Action Plan.

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8. Social Inclusion - JON ORRELL

Social Inclusion, Customer Contact Centre, Localism Project, Community Regeneration and Development, People with Special Needs and Exclusions, People element of Bereavement Service etc., Safeguarding/vulnerable adults, Health service, Public health, Health & Wellbeing Board, Voluntary Bodies and Groups

31.	Review Corporate Equality Policy Jane Nicklen	Jon Orrell	Management Committee	Feb 2018	NA	Dorset Shared Equality Objectives and Dorset Councils Partnership Equality Objectives 2018-19 adopted by Management Committee July 2018.
32.	Armed Forces Covenant project to be investigated. Jane Nicklen	Jon Orrell	Management Committee	Monthly updates	Council Reserves	Project progressing under leadership of The Lantern Centre with project input from the council and others and priorities for delivery agreed. Bid to The Royal British Legion being prepared. Armed Forces Covenant will only fund certain aspects of the project.

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33.	Make WPBC Dementia Friendly Jane Nicklen	Jon Orrell	All Members	Nov 2017	NA	No local Dementia Action Alliance support. Limited staff capacity to support this so will be supported through the Equalities Working Group.

WEYMOUTH AND PORTLAND BC – MANAGEMENT COMMITTEE ACTION PLAN JULY 2018

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Project and lead officer	Councillor champion	Decision points & who makes decision	Anticipated delivery date	Funding & Source	Progress Update
<p>9. Tourism and Culture (including Harbour) - RICHARD KOSIOR</p> <p>Arts, Attractions, Beach, Beach Cleaning, Culture, Esplanade, Events and Festivals, Museums, Pavilion, Tourism Publicity, Tourism Development (moved from 4), Tourist Information Centre, Seafront Management</p>					
<p>34.</p>	<p>Developing the commercial potential of the Harbour Nick Thornley</p>	<p>Ian Bruce/ Richard Kosior</p>	<p>Management Committee</p>	<p>Verbal updates</p>	<p>Advice on long term way forward provided by specialists Fisher Associates and being reviewed. Some new prices agreed at 6.12.17 Harbour Board. 5 main projects being explored including an MMO funding application for improved Fish and Seafood handling facilities. Active engagement with Peninsula development team.</p>
<p>35.</p>	<p>Esplanade lighting system Nick Thornley Tony Hurley</p>	<p>Richard Kosior</p>	<p>Management Committee</p>	<p>March 2019</p>	<p>Coastal Communities £200k grant from Coastal Communities Fund. Project Plan agreed. Project on track. Designer appointed, member and public consultation continues.</p>

WEYMOUTH AND PORTLAND BC – MANAGEMENT COMMITTEE ACTION PLAN JULY 2018

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Project and lead officer	Councillor champion	Decision points & who makes decision	Anticipated delivery date	Funding & Source	Progress Update
36. Proposal for sculpture trail Tony Hurley	Richard Kosior / Jeff Cant	Management Committee	March 2019	£123,000 from borough council reserves	Project manager appointed. Schemes being prepared.
37. Signage Nick Thornley	Richard Kosior / Colin Huckle	Management Committee	March 2018	Funding provided by Weymouth BID and WPBC	Delivery of new signs expected by September 2018.
38. Review of concessions process and product and service mix Sarah Cairns / Matt Ryan	Richard Kosior	Scrutiny Committee	Jan 2019	NA	Before allocation of licences for 2019 season The seafront concessions licences and leases are due for renewal in 2020. They will be reviewed later in 2018 to plan for action to take place during 2019
39. Clarify the offering to visitors and Review the active promotion of tourism Nick Thornley	Richard Kosior	Management Committee	Completed in April 2018	WPBC as part of TCP	Completed as reported management committee meeting 17.4.18. Proposal for a Tourist Information Centre to be considered by Management Committee

WEYMOUTH AND PORTLAND BC – MANAGEMENT COMMITTEE ACTION PLAN JULY 2018

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Project and lead officer	Councillor champion	Decision points & who makes decision	Anticipated delivery date	Funding & Source	Progress Update	
<p>10. Transport and Infrastructure - COLIN HUCKLE</p> <p>Highways and Traffic Management, Parking Policy and Enforcement incl. fees and charges, Public Transport, Taxis and Private Hire incl. fees and charges, Cycle Network, Footpaths and Rights of Way, Liaison with Utility Companies</p>						
<p>41.</p>	<p>New Traffic management programme for the Town Centre to include pedestrianisation proposals. Nick Thornley</p>	<p>Colin Huckle / Jeff Cant</p>	<p>Management Committee</p>	<p>To be agreed once scheme drawn up.</p>	<p>Funding approved June MC for first phase of pedestrianisation</p>	<p>St Mary's Street / St Thomas Street completed. Second phase pedestrianisation report October. Full Traffic Management proposal Feb 2018. - St Mary's Street / St Thomas Street improved pedestrianisation measures completed and being monitored by Town Centre Manager. Second phase pedestrianisation project being progressed with DCC. Full traffic management plan to be prepared with DCC based on site developments and LEP funded study.</p>
<p>42.</p>	<p>Cost of complementary car park passes. Nicola Keyworth-Wright.</p>	<p>Colin Huckle</p>	<p>Management Committee</p>	<p>September 2018</p>	<p></p>	

SUPPLEMENTARY UPDATE TO MANAGEMENT COMMITTEE ACTION PLAN 18 SEPTEMBER 2018

COMMUNITY SAFETY IN WETMOUTH TOWN CENTRE

Summary

An increase of rough sleeping on public land, mainly Lodmoor, coinciding with the good weather, and two incidents of small traveller encampments. Action has been taken to clear sites. Heightened public/media concern about begging and street drinking post the introduction of the Public Space Protection Order (see below).

Crime & ASB Statistics

Melcombe Regis quarterly statistics;

	2017-18 Q1	2017-18 Q2	2017-18 Q3	2017-18 Q4	2018-19 Q1	2018-19 Q2
Environmental ASB	26	19	17	9	25	
Nuisance ASB	416	451	212	244	378	
Personal ASB	41	33	26	28	40	
Total ASB	483	503	255	281	443	
Total Crime	466	561	424	444	626	

2018-19 Q2 available for next meeting.

Issues

Town Centre Policing - Key points;

- high visibility evening & night patrols focusing on licenced premises hot-spots
- evening & night tactics to be deployed in daytime economy for trial period, focus on increasing visibility in daytime hot-spots
- targeting of repeat offenders and use of dispersal powers & Criminal Behaviour Orders
- execution of drug warrants & disruption of drug County Lines activities
- PC Chris Meade deployed as Melcombe Regis Development Officer
- focus on responding to reports of ASB from street drinkers. Response will be dependent upon threat; risk & harm assessment and policing priorities

Youth ASB – Multi-agency work continues to show benefit and incidents remain low. Increase in August likely as a result of school holidays.

	Jan	Feb	Mar	Apr	May	June	July	Aug
Number of reported incidents	13	31	5	45	10	10	6	16

ASB Public Space Protection Order (PSPO) – Order came in to practical effect on 20 August 2018;

- confiscation of alcohol from individuals behaving in an anti-social manner
- restriction on begging
- restriction on feeding of gulls
- change on cycling restrictions (allowing limited cycling on The Esplanade)

Street drinking – recent media coverage around a core of street drinkers (approx. 10) gathering at Esplanade shelter causing ASB. Some individuals are known to agencies (Police; Council; outreach services) and are very difficult to engage. When Police attend behaviour largely satisfactory. Agencies reviewing approach and will report to Scrutiny & Performance Committee on 4 October 2018. CSAS patrol officers will have a positive impact in reducing ASB.

Rough Sleeping & Begging – Good weather boosted the seasonal increase in rough sleeping and tents on public land. Removal action taken and numbers now decreased. Rough sleeper left belongings can now be removed after 1 hour rather than the former 3 hours. Rough sleeper outreach continues with Julian House as service provider, 19 at last count. 7 clients, all former rough sleepers, on Bus Shelter with further potential clients being assessed. Annual national rough sleeper count planned for November 2018. Quarterly count proposed to provide better data through the year. This year’s periods of Severe Weather Emergency Protocol (SWEP) have been evaluated and were found to have worked well. Voluntary agencies are at a preliminary stage of identifying resources to enable a church-based ‘winter shelter’ to be implemented this year.

Begging under scrutiny following the introduction of the PSPO. There are 6 regular beggars currently in the town centre. Due to the vulnerability of some who beg, the council and Police will take proportional action to the nuisance or harm being caused. We will always seek to engage vulnerable beggars with support agencies but those who are problematic can expect firmer action including the use of PSPO powers. The CSAS patrol officers will be a front-line resource however there has been a delay in deploying these officers (see below).

Community Safety Accreditation Scheme (CSAS) – Officers deployment delayed due to training and equipment issues, will be patrolling from September 2018. Focus will be town centre; railway station; Rodwell Trail/The Marsh. Now recruiting more officers for evening & night time periods.

Rodwell Trail – Following contact from the Dorset Police & Crime Commissioner (PCC), Cllrs Byatt and Kerby (chair of Dorset Community Safety Partnership) inspected the town section of the trail. As a result of this and a subsequent letter from Cllr Kerby to members of Management Committee, a community safety audit is taking place led by Dorset Police's Crime Prevention Officer. Recommendations will be reported including an assessment of the benefits of increased lighting and CCTV.

ASB briefing

The council's ASB officers led a briefing to councillors on 2 August 2018 explaining their role and working relationship with the Police to tackle Borough safety and ASB issues. The presentation has been circulated to all councillors.

Scrutiny & Performance Committee – At their meeting on 4 October 2018 the committee will be reviewing the council's role (& partner agencies) in supporting people with drug and alcohol dependencies and dealing with the consequences of their behaviour. This will include street ASB etc.

Other issues

Cllr Byatt has met with the PCC and representatives from Weymouth Compliments; Complaints; Observations & Suggestions Facebook Group. A range of issues were discussed, actions for all identified and a follow-up meeting agreed in 6 months.

Partners are exploring the viability of establishing a multi-agency hub in the town centre as a local base for agencies delivering town centre services. Police; Weymouth BID; CSAS officers; Town Centre Manager; Street Pastors are all examples of how a shared space could be utilised.

Graham Duggan
10 September 2018

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Management Committee Four Month Forward plan 1 October 2018 To 31 January 2019

This Plan contains the decisions that the Council intends to make over the next 4 months, but will be subject to review at each committee meeting. The Plan does not allow for items that are unanticipated, which may be considered at short notice. It is available for public inspection along with all reports (unless any report is considered to be exempt or confidential). Copies of committee reports, appendices and background documents are available from the council's offices at Council Offices, Commercial Road, Weymouth, DT4 8NG 01305 251010 and will be published on the council's website Dorsetforyou.com 3 working days before the meeting.

Notice of Intention to hold a meeting in private - Reports to be considered in private are indicated on the Plan as Exempt. Each item in the plan marked exempt will refer to a paragraph of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 and these are detailed at the end of this document.

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Brief Holders

- Community Safety - Cllr M Byatt
- Corporate Affairs and Continuous Improvement – Cllr A Reed
- Economic Development – Cllr R Nickinson
- Environment and Sustainability - Cllr R Nowak
- Finance and Assets – Cllr J Cant
- Housing – Cllr G Taylor
- Community Facilities – Cllr K Wheller
- Tourism, Harbours and Culture – Cllr R Kosior
- Social Inclusion – Cllr J Orrell
- Transport and Infrastructure – C Huckle

KEY DECISIONS

Title of Report	Purpose of Report	Consult Committee	Exempt	Portfolio Holder & Report Author	Decision Date
The Peninsular, Weymouth	To seek agreement to progress with the more detailed delivery work of the Peninsula Redevelopment.	Weymouth & Portland Borough Council Management Committee 18 Sep 2018	3, 5	WPBC Briefholder for Economic Development - R Nickinson, WPBC Briefholder for Finance and Assets - J Cant, WPBC Briefholder for Tourism, Culture and Harbour - R Kosior David Brown, Head of Assets & Infrastructure, Julie Strange, Head of Financial Services	11 Oct 2018
Detailed brief for public art project in Weymouth	To seek committee approval for the detailed design for a public art project in Weymouth (funding for which has already been agreed by the Committee) prior to officers procuring the services of an artist/specialist to execute the design and implement the project.			WPBC Briefholder for Tourism, Culture and Harbour - R Kosior Tony Hurley, Leisure Commissioning Manager	30 Oct 2018

Treasury Management Annual Report	To receive the annual Treasury Management Report			WPBC Leader of Council - J Cant John Symes, Financial Resources Manager	18 Sep 2018
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NON KEY DECISIONS

Title of Report	Purpose of Report	Documents	Exempt	Portfolio Holder & Report Author	Decision Date
Melcombe Regis: Selective Licensing of Private Rented Sector Property	To introduce a presentation from consultation employed by the Council detailing a proposed scheme for the licensing of private rented sector housing.			WPBC Briefholder for Housing - G Taylor Geoff Joy, Housing Improvement Manager	30 Oct 2018
Tumbledown Farm	To update committee on the development proposal for Tumbledown Farm as a community asset and secure agreement to proceed to detailed design.			WPBC Briefholder for Community Facilities - K Wheller, WPBC Briefholder for Environment and Sustainability - R Nowak, WPBC Briefholder for Social Inclusion - J Orrell Graham Duggan, Head of Community Protection	30 Oct 2018
The Rodwell Trail & Community Safety	To update committee on the results of a community safety audit and agree recommendations coming from the audit.			WPBC Briefholder for Community Safety - M Byatt, WPBC Briefholder for Community Facilities - K Wheller Peter Davies, Licensing and Community Safety Manager	30 Oct 2018

NON KEY DECISIONS

Title of Report	Purpose of Report	Documents	Exempt	Portfolio Holder & Report Author	Decision Date
Adoption of Dorset AONB Management Plan 2019-2024	Adoption of Dorset AONB Management Plan 2019-2024.	Weymouth & Portland Borough Council Management Committee 5 Feb 2019		WPBC Briefholder for Environment and Sustainability - R Nowak Hilary Jordan, Head of Planning Community & Policy Development	21 Feb 2019
Quarter 2 Business Review	To provide the strategic overview of performance, risk, revenue and capital expenditure and income.			WPBC Leader of Council - J Cant Chris Evans, Financial Performance Manager	11 Dec 2018

Private meetings

The following paragraphs define the reason why the public may be excluded from meetings whenever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that exempt information would be disclosed and the public interest in withholding the information outweighs the public interest in disclosing it to the public. Each item in the plan above marked Exempt will refer to one of the following paragraphs.

1. Information relating to any individual
2. Information which is likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings
6. Information which reveal that the authority proposes:-
 - a. To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - b. To make an order or direction under any enactment
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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