

## CABINET MEMBER DECISION RECORD TEMPLATE

This form should be used to record Executive decisions taken by Cabinet Members

**Decision Ref. No:**

**Responsible Officer:**  
Noel Oliver Contract Manager

**Subject:** Bournemouth Lifeguard Corps, Durley Chine Promenade

**Decision taken:** To approve the grant of a 21-year lease to Bournemouth Lifeguard Corps to enable the development of a new life saving training facility at Durley Promenade.

**Reasons for the decision:** As part of the Council's priority to build a world class seafront and in accordance with the Seafront Strategy this redevelopment will contribute towards the continued community and economic regeneration of Bournemouth Seafront.

**Call-in and Urgency:** The decision is subject to the Council's call in procedures

**Background:** Bournemouth Lifeguard Corps, a registered charity, founded in 1965 is one of the largest volunteer lifeguard clubs in the UK with affiliation to The Royal Lifesaving Society, Surf Lifesaving Association of Great Britain and the British Canoe Union. From a small group of original members, the club have expanded hugely in subsequent years, especially in the Young Life Savers section, with members coming together to learn lifesaving skills and compete in lifesaving sport events. The club form a strategic partnership with Bournemouth Borough Council and the RNLI in providing a lifeguard service and beach patrol on the Durley/Bournemouth West area of Poole Bay.

The existing facilities consist of two previously owned portacabins on the elevated section on the East side of Durley Chine which act as the Headquarters, together with two double garages in the adjacent Council depot which are used for storage. These portacabins are in a very poor condition and no longer fit for purpose.

A planning application for development of a new two-storey headquarter, training, first aid and associated storage facility at Josephs Steps will be submitted by the Lifeguard Corps. The footprint of the new building is larger than the previous site but takes up areas currently unused at the rear and front of the building. The new facility will include the provision of public conveniences. The development will be funded by the club's own funds and potential grants from Sport England, National Lottery, Active Dorset.

Terms for a new 21-year lease of the site have been provisionally agreed with the Club.

The new facilities will help to build on previous work by keeping young people diverted into positive activities as well as visually improving the area.

**Options - and reasons for rejection:**

- 1) Allow the Club to continue within the current premise. This is rejected as the premises are in very poor condition and are no longer fit for purpose.
- 2) Shut the premises. This is rejected as the club provide an important service to the seafront and local community.

**Consultations undertaken:**

- 1) Consultation with officers in Property Services who have been involved in the lease negotiations.
- 2) The Portfolio Holder for Tourism, Ward Councillors and Head of Operations for Tourism Services have been consulted and are fully supportive of the proposal.
- 3) Service Development Officer has been consulted in relation to the Seafront Strategy Plan and is fully supportive.

**Finance and Resourcing Implications:**

There is no capital or revenue funding required from the Council for the new training facility. The Club will be responsible for all outgoings and for repairs and maintenance of the building. The Club will be responsible for the removal and disposal of the existing portacabins. The Club will be required to meet the Council's costs of obtaining consent under the terms of the head lease.

Name: *A Richards*  
Date: *18/4/18*

Signature: (of Chief Finance Officer)



**Legal implications:**

The Council will enter an Agreement for Lease with the Club and the grant of the lease will be conditional on the Club securing planning permission and funding for the new facility. Legal Services will be involved in preparing the necessary legal documentation.

The land is held on a long lease from the A E Cooper-Dean Charitable Foundation. The Cooper Dean Trustees' are supportive of the proposed letting to the Bournemouth Lifeguard Corps and will provide the necessary consent as required under the terms of the head lease and the costs of obtaining consent are dealt with above.

Name: *TANYA COULTER*  
Date: *19.4.18*

Signature: (of Monitoring Officer)



**Risk assessment:**

A risk assessment has been completed for the project and this identifies the project as being high risk. This is due to the length of time for the project and cost of the development.

There is small risk of the building works not being completed, however the Club will be required to have all funding in place before commencement and there will be an obligation on the Club to complete the works within a specified time.

**Name:** Noel Oliver

**Signature:** 

**Date:** 13/04/18.

**Impact Assessments:**

The environmental impact assessment has been completed and this shows that impacts from this decision are balanced. There will inevitably be an increase in the consumption of resources due to the development. However there will be a positive impact from improvement in seafront facilities which contribute to safe and supportive environments. An equality impact needs assessment has been completed and identifies positive impacts from the provision of a purpose built accessible facility open to all.

**Information for/not for publication:**

- The decision will be published

**Background papers:**

- Equality Needs Impact Assessment and Environmental Impact Assessment (attached)

Any conflict of interest declared by a Cabinet Member who is consulted by the Member taking the decision	Name of Cabinet Member	Nature of interest	Details of any dispensation granted by the Monitoring Officer
No			

\* Delete as appropriate

**Decision taken by:**

Councillor P BROADHEAD (Print name)

Cabinet Portfolio LGR + ECONOMIC GROWTH

Signed



Date of decision: 16.05.18

**Date of publication of record of decision:** (to be inserted by Democratic Services)

**Date decision effective** – that is 5 working days after the date of publication of the record of decision unless the decision is called-in for consideration by the relevant Overview and Scrutiny Panel:

-insert date-

# G2 Initial Risk Assessment



PROJECT NAME: Bournemouth Lifeguard Corps, Durley Chine

PROJECT NUMBER: To be obtained from PMO  

PROJECT RISK LEVEL: HIGH \*

Table 1 - Suggested criteria on which to score the type of project (please tick appropriate category)			Score
CRITERIA			
1) Duration of Project	0-6 months <input type="radio"/>	7-12 months <input type="radio"/>	Above 1 year <input checked="" type="radio"/>
2) Effort	1-4 people (FTE) <input checked="" type="radio"/>	5-10 people (FTE) <input type="radio"/>	11+ people (FTE) <input type="radio"/>
3) Business Impact	Service Unit/Service <input type="radio"/>	More than 1 SU <input type="radio"/>	Council/External <input checked="" type="radio"/>
4) Priority	Desirable <input type="radio"/>	Highly Desirable <input checked="" type="radio"/>	Essential <input type="radio"/>
5) Costs &/or Savings	Up to £250k <input type="radio"/>	£251k-£500k <input checked="" type="radio"/>	Over £501k or if project is to be funded through prudential borrowing <input type="radio"/>
6) Risk Impact	Low Impact - Minor service disruption/inconvenience, minor injury, small financial loss, isolated service user complaint. <input checked="" type="radio"/>	Medium Impact - Service disruption, More serious injury or financial loss, adverse media coverage, numerous service user complaints <input type="radio"/>	High Impact - Significant or total service disruption, major disabling injury or fatality, high or catastrophic financial loss, adverse national media coverage, ministerial intervention in service running. <input type="radio"/>
			<b>15</b>
			<b>6</b>
			<b>1</b>
			<b>10</b>
			<b>3</b>
			<b>15</b>
			<b>36</b>

A numerical rating is applied to each cell (see Table 1) For example a 'Priority' of 'Highly Desirable' is worth 3 points and a 'Cost' of '£501-£1m' is worth 5 points. Totalling the points scored for each 'criteria' gives a project score. This score is then mapped against a project-risk status in Table 1 below:

Table 1 - Risk Status	Points Total
Low	Between 10-18
Medium	Between 19-35
High	36+

Issue: **Bournemouth Voluntary Lifeguards Corps - new headquarters**  
 Meeting Date: **n/a Cabinet Member Decision**  
 Accountable Manager: **Chris Saunders**  
 Impact Assessor: **Noel Oliver ☎ 01202 451783 ✉ noel.oliver@bournemouth.gov.uk**

Key	
+	Balance of positive Impacts
?	Balanced or unclear impacts
-	Balance of negative impacts
n/a	Not applicable

Impact Criteria	Impact	Comments
<b>Natural resources</b> impact on use of natural resources - for example energy, water, raw materials	-	The development of new facilities will lead to increased power and water consumption. The build will use raw materials, however given the building is a new second floor on an existing ground floor, build will use a lower amount of raw materials compared to a complete new build at another site. The design of the building would aim to minimise its carbon footprint, subject to costs, with photovoltaics panels for the roof, ground source heat pump, air movement systems, thermal glass and insulation and small wind turbines.
<b>Quality of environment</b> contribution to safe and supportive environments for living, recreation and working	+	Improves recreation facilities for local people and working environment for volunteers. Provides facilities for other partners in joint use buildings
<b>Bio-diversity</b> protects and improves wildlife and habitats	?	The planning process will ensure that any negative impacts on biodiversity are avoided, mitigated or compensated for. There will be some loss of flora (a good habitat for birds and insects). This will be mitigated to a degree by the installation of bird nest boxes, retention of flora and re-planting.
<b>Waste and pollution</b> effects on air, land and water from waste and emissions	-	Planning applications for any building development would have to demonstrate that this element had been addressed at the design stage. It is proposed that photovoltaics panels will be installed which should reduce emission from energy production.
<b>Council Priority and Objectives for Improving our Environment:</b> <ul style="list-style-type: none"> <li>• Reduce traffic congestion</li> <li>• Improve streetscene</li> <li>• Improve recycling &amp; energy management</li> <li>• Respond to climate change</li> <li>• Improve quality of existing space</li> </ul>	+	The new facilities will build on the clubs excellent community work, providing high quality training facilities keeping young people diverted into positive activities. Visually improves quality of existing space through refurbishment and new build By installing photovoltaics panels, energy consumption should be reduced.

Please complete and save your checklist, and email a copy to Lee Green, Environment Strategy & Sustainability Manager @ [lee.green@bournemouth.gov.uk](mailto:lee.green@bournemouth.gov.uk)

## About the Policy/Service/Project:

Which of the Council's Equality Objectives does this policy/service/project support?  
Equality for All: <http://www.bournemouth.gov.uk/CouncilDemocracy/EqualityDiversity/Equality-for-All.pdf>

1. We will provide service with fairness, dignity and respect and ensure access is based on need.
2. We will improve the life chances of young people in Bournemouth.
3. We will use our community leadership role to influence the advancement of equality including among our partners.

List the main people, or groups of people, that this policy/service/project will benefit?

Local community and visitors to the town

Detail how will they benefit below

- The redevelopment supports the delivery of the Seafront Strategy
- Improved service quality by redeveloping the site to include a floor area double the size of previous premise thus allowing the training and development of a larger number of participants
- Increased numbers of fully trained lifesavers enabling increased seafront patrols improving visitor safety
- Improved amenities of additional public toilets including accessible unit

Please detail below how this policy/service/impact on any other organisation and their customers.

Bournemouth Lifeguard Corps is affiliated to Surf Life Saving GB whose objectives are to promote, improve and control the work of lifesaving, resuscitation and first aid on all beaches.

## Consultation, Monitoring and Research

Where there is still insufficient information to properly assess the policy, appropriate and proportionate measures will be needed to fill the data gaps. Examples include one-off studies or surveys, or holding informal consultation exercises to supplement the available statistical and qualitative data.

If there is insufficient time before the implementation of the policy to inform the EINA, specific action points will be needed to be clearly set out in the action plan. Steps must include monitoring arrangements which measure the actual impact and a date for a policy review.

### Consultation:

Please list those who have been consulted with in development / design of this policy/service/project provide a summary of the results below ?

Internal (e.g. council staff, Members)

- Planning Officers
- Property Officers
- Ward Members
- Portfolio Holder
- Head of Operations Tourism

External (e.g. partners, service users, general public)

- Bournemouth Lifeguard Corps
- The public will be consulted as part the planning process



## Assessing the Impact

Which of the following protected characteristics would actually or potentially benefit or be disadvantaged as the result of this policy as evidenced above?

	Actual or potential benefit	Actual or potential negative outcome
<b>Age</b>	Open to all. Club operates policy statement safeguarding children involved in its activities from harm.	Under 18 membership restricted to ensure adequate supervision and safety cover.
<b>Disability</b>	Club operates equal opportunities policy. Premise accessible to all, designed to meet all building regulations	Under 18 membership restricted to ensure adequate supervision and safety cover
<b>Gender</b>	Club operates equal opportunities policy.	
<b>Gender reassignment</b>	Club operates equal opportunities policy.	
<b>Pregnancy and Maternity</b>	Club operates equal opportunities policy.	
<b>Marriage and Civil Partnership</b>	Club operates equal opportunities policy.	
<b>Race</b>	Club operates equal opportunities policy.	
<b>Religion or Belief</b>	Club operates equal opportunities policy.	

	Actual or potential benefit	Actual or potential negative outcome
Sexual Orientation	Club operates equal opportunities policy.	
Any other factor/ groups e.g. socio-economic status/carers etc		
Human Rights	Club operates equal opportunities policy. Premise accessible to all.	

**STOP - Any policy which shows actual or potential discrimination.**

Reason for Decision?

As per action plan

## Action Plan

**Review date: December 2017**

**Monitored by: Seafront Services, Contracts & Commercial Manager**

**Reporting to: Chris Saunders**

### **Date Actions transferred to Service Equality Action Plan?:**

Include:

- What has/will be done to reduce the negative impacts on groups as identified above.
- The arrangements for monitoring the actual impact of the policy/service/project

<b>Brief Summary of Issue(s) identified</b>	<b>Specific action required to mitigate, lesson or remove issues identified</b>	<b>Measurable Outcomes</b>	<b>Responsible officer</b>	<b>Due Date</b>
Age - appropriate service offered to all age ranges	The lease agreement will obligate the operator to run the facility in a correct and proper manner.	Monitored via members satisfaction surveys and complaints	Noel Oliver	Dec 2017 - ongoing
Disability - lack of access for those with restricted mobility/wheelchair	Premise designed to comply with Building Regulations Part M. Accessible slope to premise	Monitored via members satisfaction surveys and complaints	Noel Oliver	Dec 2017 - ongoing

**Date this EINA sent to the Equality and Diversity Team: 13/04/18**

**[Equalitiesanddiversity@bournemouth.gov.uk](mailto:Equalitiesanddiversity@bournemouth.gov.uk)**