



**Rebuttal Proof of Evidence of Matthew Shellum BA(Hons) DIPTP
MRTPI**

Land to rear of 156-172 South Street, Bridport, DT6 3NP

**CHURCHILL LIVING
CHURCHILL HOUSE
PARKSIDE
RINGWOOD
BH24 3SG**

December 2025

1.0 Introduction

- 1.1 This rebuttal proof is focussed on the six sites put forward by Dorset Council as being sequentially preferable to the appeal site for flood risk purposes as set out in Appendix B to the Flood Risk Topic Paper and an additional point in response to the Council's position on the catchment area and the affordable housing provision compliance with HOUS1.
- 1.2 The Appellant still maintains its position in respect to the scale of the catchment area restricted to the settlement of Bridport is correct as supported by the NPPG Paragraph 027a and the sequential test is passed. However, having reviewed the six sites being put forward by the Council the Appellant is of the view that even if the Council's wider catchment area was considered to be appropriate the proposed scheme would still pass the sequential test as none of the six sites put forward by the Council are 'reasonably available' to meet the same development needs and have a reasonable prospect of being developed at the same time as the proposal.
- 1.3 The appeal scheme if granted could following land acquisition and discharge of pre-commencement conditions start on site next year with dwellings being available in 2027.
- 1.4 The following section of this rebuttal proof looks at each of the six identified sites in turn. Information has been taken from the Council's Strategic Housing Land Availability Assessment where these sites have been identified.

Catchment Area

- 2.0 The Council's evidence on catchment area is based upon housing need at Paragraph 4.8 and the accompanying table of its position statement. Whilst there is no dispute between the parties on need both local and districtwide it is considered that the conclusion at 4.8 on the extent of need by comparing a local need with a wider district need is flawed by nature of the differences in size of the geographical areas being compared.

Bridport – LA/SYMO/008

- 3.0 This site was reviewed in the main body of my proof of evidence in Section 5. The Council's email of the 18th December 2025 conceded that this site is not reasonably available as no response received from the landowners to inquiries. The Council's Position Statement (CD8.1) suggests that access to the site could be taken from private land to the north under private ownership from Pine View (see image over

page). These are 18 individual private garages owned by residents of Pine View who would need have land agreements reached for every single one of them. Pine View is not an adopted road and a legal agreement would need to be reached with the landowner Brooklands Developments Ltd. So with the three landowners of the LA/SYMO/0008 a land deal would need to be reached with 22 individual parties to allow this site to be developed with an access from Pine View. One would also question whether those Pine View residents who are owners of the garages, would they want the additional traffic of a new estate passing through Pine View at the expense of their parking space. The public right of way is of pedestrian width and the level changes prevent vehicular access to the site.

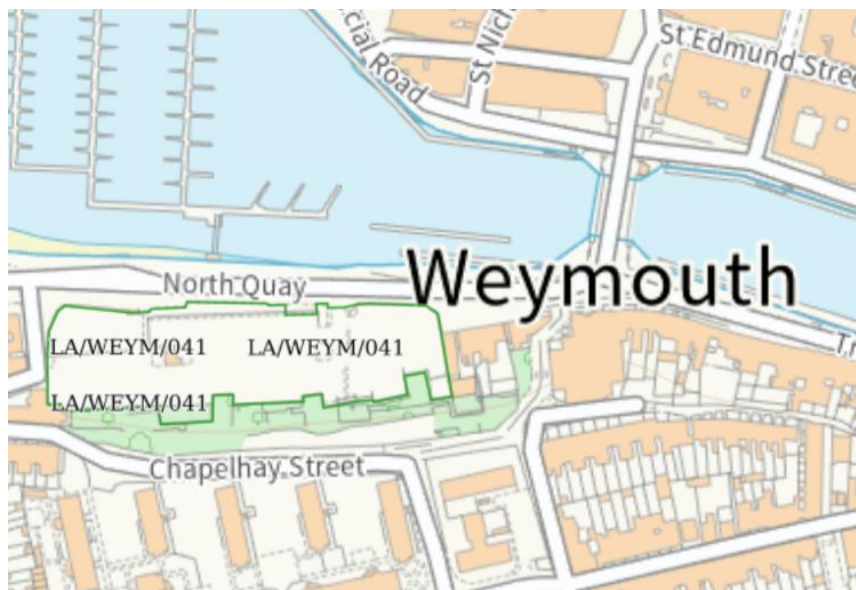


The site could not be developed into the proposed scheme and the site, as agreed by the Council, is not reasonably available in the timeframe of this appeal proposal given the land agreements required. The site is not contained within the Council's 5 year housing land supply as bringing forward units as identified within their recent Housing Supply Position Statement from October 2025.

- 3.1 The site is not reasonably available and therefore not sequentially preferable. Given the Council's concession on this if the Appellant's position in respect to 'catchment area' is considered to be correct then the Council must themselves agree that the sequential test would be met.

Weymouth – LA/WEYM/041

- 3.2 This is a 0.5ha site on Weymouth North Quay which is owned by Dorset Council and was the former council offices of Weymouth & Portland Council. The offices have been demolished and the site is currently being used as a temporary car park. The site is in a suitable location for retirement living development but also includes part of the site within floodzones 2 and 3. The site is within the Westwey Road and North Quay Area (Policy WEY7) which encourages residential, hotel, commercial and small scale retail developments. The SHLAA suggests an indicative density for the site of 72 dwellings.



- 3.3 The site is on a list of Council assets for disposal or transfer. A report (Appendix 1) went to the Cabinet meeting of the 11th November 2025. Item 11 of the meeting was a report by the Strategic Director of Place Services for the Weymouth Regeneration Programme which at Paragraph 2.2 sort authorisation for a disposal strategy for this site on North Quay involving a closed or selective tendering process, the production of a tender framework before a further report to Cabinet outlining the results of the process and recommendations. This is not likely to be a quick process. Item 13 of the Cabinet meeting is a report on proposed asset disposal and transfers which included at Appendix A, a multi-year disposal pipeline proposal for Council assets. The Appellant has asked the Council to make the Appendix A available to the Inquiry to inform when they are looking to dispose of the North Quay and others of the six sites that the Council have stated are sequentially preferable within their ownership as it directly affects whether the site could be considered to be 'reasonably available' for the appeal proposal.

- 3.4 Paragraph 5.1 of Item 11 identifies that;

North Quay is a prominent waterfront site in central Weymouth, offering strategic potential for mixed-use development. The site was previously subject to a formal procurement exercise launched in January 2024, which invited proposals from the development sector. Despite initial interest, the council did not receive any bids that met the required standards for quality, sustainability, and deliverability.

3.5 The paragraph continues;

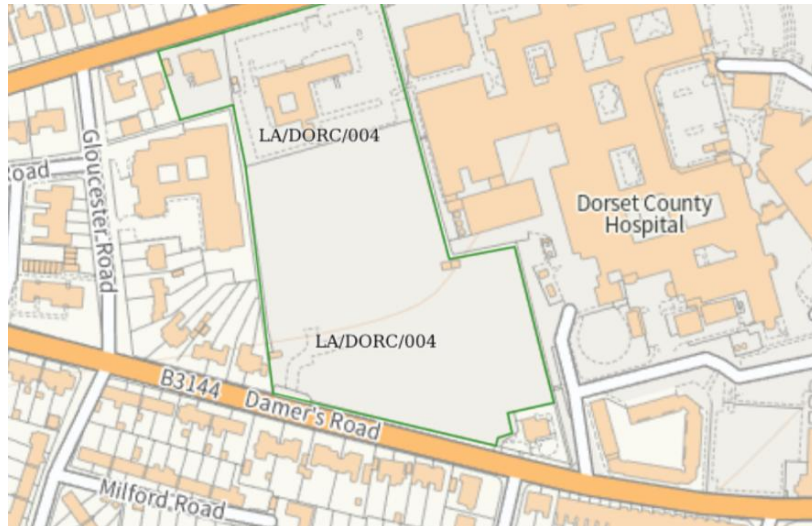
Dorset Council has received two development proposals from Local developers who did not bid in the procurement exercise in January 2024. Castletech Projects Ltd and Our Place and DJ Property (with the latter two acting in partnership) have submitted proposals for a mixed-use redevelopment comprising of residential and commercial units. Our Place and DJ Property have also indicated consideration should be given to the Weymouth Bowl site as part of this process. The recommended approach is to dispose of the land as a pure land transaction (and therefore not subject to compliance with the Procurement Act 2023) following a closed or selective tender process, inviting further engagement with the two existing developers with a proven track record in delivering high-quality regeneration schemes in coastal or heritage-sensitive environments. This method will enable the council to assess proposals not only on financial grounds but also on their alignment with local priorities and the Weymouth 2040 vision.

3.6 The Council are looking to dispose of the site in a closed tendering process to one of two named developers for a mixed-use development. The site is not being made open to the Appellant to acquire and a mixed-use development is different to the appeal proposal.

3.7 The site is identified in the Council's 5 year housing land supply but it is not showing any residential dwellings until the financial year 2029/30 where it shows 30 units with a further 30 units in financial year 2030/31 which is outside of the 5 year period. It is considered that the Council's course of action with identification of units not coming forward for 5 years means that the site is not 'reasonably available' and therefore not sequentially preferable.

Dorchester – LA/DORC/004

3.8 The site is 2.17ha and was a former school and an existing hospital trust headquarters and a diabetes centre. The southern part of the site has outline planning permission for an expansion of hospital facilities (P/OUT/2022/02976) the northern part has a consent in July 2025 for up to 95 dwellings on the northern section of the site for residential development (P/OUT/2022/02977). The application was made by Dorset County Hospital NHS Foundation Trust and the occupation of the dwellings controlled through a legal agreement is for essential local workers only.



- 3.9 It is considered that the site is not reasonably available as the intention is for its redevelopment for key local workers.

Dorchester – LA/DORC/012

- 3.10 The site is 1.35ha and is Wessex Water reservoir and depot and includes a listed brick water tower. The SHLAA identifies the site as being capable of accommodating 30 units subject to the setting of the listed water tower and the reservoir. It is not a site that is capable on its own for accommodating the appeal proposal given its constraints and expected yield.



- 3.11 The site is not identified within the Council's 5 year housing land supply as delivering residential units so I do not consider it to be 'reasonably available' and therefore not sequentially preferable.

Wareham – LA/WARE/008

- 3.12 The site is 1.4ha and was former middle school. The site is given an indicative yield of 42 dwellings in the SHLAA. It had a consent for temporary accommodation.



3.13 The site is not identified within the Council's 5 year housing land supply as delivering residential units so I do not consider it to be 'reasonably available' and therefore not sequentially preferable.

Sherborne – LA/SHER/010

3.14 The site is Yeatman Hospital in Sherborne which is a thriving and busy local community hospital which has it's owned registered charity Friends of the Yeatman Hospital. The loss of the community use would be contrary to Policy 27 of the North Dorset Local Plan. For policy reasons I consider the loss of the community facility likely to be objectionable and the principle of residential development not acceptable.



3.15 The continuing active use of the hospital is likely to be the main reason why the site is not identified within the Council's 5 year housing land supply as delivering residential

units so I do not consider it to be 'reasonably available' and therefore not sequentially preferable.

Summary

- 3.16 Whilst the Appellant does not agree with the Council's approach to the catchment area being broadened to districtwide it has shown that even the 6 sites the Council have put forward are not reasonably available to meet the same development needs and have a reasonable prospect of being developed at the same time as the proposal.

Compliance with Policy HOUS1

- 4.0 The Council at Paragraph 5.2 of the position statement consider the lower level of affordable housing provision to be contrary to the development plan. This is not a position shared by the Appellant and we consider the proposal is in compliance with Policy HOUS1. Policy HOUS1 criteria (iii) requires Applicants seeking to justify a lower level of affordable housing provision will be expected to provide an assessment of viability. A lower level of provision will only be permitted if there are good reasons to bring the development forward and the assessment shows that it is not economically viable to make the minimum level of provision being sought. The Appellant's submitted assessment of viability demonstrates that it is not economically viable to make the minimum level of provision being sought and the proposal, and its affordable housing provision is therefore in compliance with Policy HOUS1.

Cabinet

11 November 2025

Weymouth 2040: A Regeneration Vision Rooted in Place and People – Levelling up fund For Decision

Cabinet Member:

Cllr R Biggs, Property & Assets and Economic Growth

Local Councillor(s):

Senior Leadership Team:

J Britton, Executive Director for Place Services

Report author and job title: Matthew Piles, Strategic Director, Place Services
matthew.piles@dorsetcouncil.gov.uk

Statutory Authority:

Report status: Public (the exemption paragraph is N/A)

1. **Executive summary**

The Weymouth Regeneration Programme is a transformative initiative led by **Dorset Council**, aimed at revitalising the town's economic, social, and environmental landscape. Supported by **£19.5 million from the UK Government's Levelling Up Fund**, the programme is designed to unlock the full potential of Weymouth's waterfront and urban areas.

The overarching ambition is to create a **diverse, thriving coastal town** that offers:

- High-quality public spaces.
- A vibrant mix of residential, commercial, and leisure opportunities.
- Enhanced accessibility and connectivity.
- A resilient local economy rooted in sustainability and innovation.

This report presents a comprehensive and ambitious overview of the current regeneration initiatives proposed for Weymouth. It aims to inform Dorset Council's strategic decisions by consolidating advisory input on:

- A hotel-led mixed-use development opportunity at Weymouth Peninsula,
- Development on North Quay
- Heart of Weymouth, Cultural and Visitor Centre: The Rectory, St Thomas Street

The report also provides a progress report on the Weymouth Regeneration programme and the Dorset Allied Health Professional University Proposal. A Strategic Outline Case has received Cabinet approval for the University, with agreement to progress to a Full Business Case. Funding has already been allocated to develop a Dental Faculty in Weymouth, reinforcing the commitment to health education in the County.

2. Recommendation(s)

2.1 Weymouth Peninsula Development Proposal

That authority be delegated to the Executive Director of Place, in consultation with the Cabinet Member for Assets, Property and Economic Development and Corporate Director Finance & Commercial (s151 Officer) interim to:

- Formally invite Hall & Woodhouse to submit a proposal for a long leasehold development on the Weymouth Peninsula.
- Ensure the proposal aligns with the Weymouth Town Centre Masterplan, including:
 - Provision of hospitality and leisure facilities.
 - Delivery of public realm enhancements that support placemaking and community benefit.
- Report any recommended proposal to the Harbour Advisory Committee, Weymouth Harbour Consultative Group and Cabinet for approval.

2.2 North Quay, Development

That authority be delegated to the Executive Director of Place, in consultation with the Cabinet Member for Assets, Property and Economic Development and Corporate Director Finance & Commercial (s151 Officer) interim to:

- Approve the proposed disposal strategy for the North Quay site, based on a closed or selective tender process.
- To finalise the tender framework, including developer selection criteria and disposal conditions.
- Request a further report to Cabinet outlining the outcome of the process and recommending either a preferred developer or confirmation that the site will be included in the strategic partnership proposal.

2.4 Heart of Weymouth, Cultural and Visitor Centre The Rectory, St Thomas Street

That Cabinet approve investment of £1.1 million from the Levelling Up Fund towards the acquisition of The Rectory freehold and delegate authority to the Executive Director of Place, in consultation with the Cabinet Member for Assets, Property and Economic Development and Corporate Director Finance & Commercial (s151 Officer) interim to approve and progress with the most appropriate to investment option, subject to:

- i) a council review of investment options;
- ii) the Weymouth Area Development Trust CIC confirming that it has secured capital funding; and
- iii) submission and satisfactory review of:
 - Architectural plans.
 - Cost plan and development cashflow.
 - Full project programme.
 - Evidence of positive pre-planning consultation.
 - A viable business case to be produced by Weymouth Area Development Trust CIC for long term community use, including operational plans, financial forecasts, market need, and a fundraising strategy.

The proposal must demonstrate financial viability, strategic alignment with Dorset Council's regeneration objectives, and WADT secured capital funding before Dorset Council commits its funding from its contribution as part of the Weymouth Levelling Up Fund (LUF) Regeneration Programme.

3. Reason for the recommendation(s)

- 3.1 Weymouth Peninsula Development - Invite Hall & Woodhouse to submit a proposal for long leasehold development at Weymouth Peninsula. The Peninsula site offers a landmark opportunity for coastal regeneration. Hall & Woodhouse's concept includes hospitality, leisure, and public realm enhancements. Formalising their interest through a long leasehold proposal could catalyse investment, activate the waterfront, and align with the town's masterplan and tourism strategy, initiate pre-application planning discussions and a comprehensive procurement review. The Peninsula is harbour land except for the Pavilion area. Any disposal of harbour land will have to be in the best interests of the harbour and the land must not be needed for harbour purposes. All proceeds must go to the harbour. The proposal would have to go through the Harbour Advisory Committee (with consultation with the Weymouth Harbour Consultative Group), for recommendation to Cabinet.
- 3.2 North Quay Development - Castletech Projects Ltd and Our Place and DJ Property have submitted proposals for a mixed-use redevelopment comprising of residential and commercial units. Our Place and DJ Property have also indicated consideration should be given to the Weymouth Bowl site as part of this process.
- 3.3 Delegating authority enables Dorset Council to undertake due diligence, explore alternative development proposal and delivery models, and ensure strategic alignment with the wider regeneration programme and Levelling Up Fund objectives, before committing to any disposal.
- 3.4 Heart of Weymouth - The proposed redevelopment of The Rectory, St Thomas Street into the Heart of Weymouth Cultural and Visitor Centre represents a strategic opportunity to revitalise the town centre, celebrate local heritage, and stimulate economic and cultural growth. However, the scale and complexity of the project require careful scrutiny to ensure:

- Financial viability and long-term sustainability.
- Strategic alignment with Dorset Council's regeneration and cultural objectives.
- Community benefit, including inclusive access and educational value.
- Secured capital funding (£6.5 million) and a robust fundraising strategy.

3.5 Delegating authority enables Dorset Council to review key documentation, including architectural plans, costings, a business case and investment options, which may be financial or involve property acquisition, before committing to the redevelopment. This ensures the project is deliverable, impactful, and aligned with the Council's broader regeneration programme..

4. **Weymouth Levelling Up Fund (LUF) Regeneration Programme**

In January 2023, Dorset Council secured £19.5 million from the UK Government's Levelling Up Fund (Round 2) to deliver a transformative regeneration programme focused on Weymouth's waterfront economy. This investment marks a pivotal moment in the town's long-term vision to revitalise its historic harbour, unlock development potential, and re-establish Weymouth as a vibrant coastal destination.

A Vision for the Waterfront

The regeneration programme is centred on four key sites that frame Weymouth's harbour and town centre:

1. North Quay
2. Weymouth Bowl
3. The Peninsula
4. West Marina

Together, these sites represent a once-in-a-generation opportunity to reshape the town's relationship with its waterfront - creating new homes, jobs, public spaces, and commercial opportunities while preserving its maritime heritage.

5. **Site by Site Overview and Progress**

5.1 **North Quay**

North Quay is a prominent waterfront site in central Weymouth, offering strategic potential for mixed-use development. The site was previously subject to a formal procurement exercise launched in January 2024, which invited proposals from the development sector. Despite initial interest, the council did not receive any bids that met the required standards for quality, sustainability, and deliverability.

The site remains a priority for regeneration, and its successful redevelopment is considered essential to the long-term economic and social vitality of

Weymouth. The council has maintained interim use of the site as a public car park, but this is not considered a sustainable or optimal long-term solution.

The council's overarching objective is to secure a development that reflects the ambitions of the Weymouth 2040 programme. This includes delivering high-quality design, sustainable construction, and meaningful community benefits. The disposal strategy must also ensure value for money and retain sufficient control over the development process to safeguard public interest.

Dorset Council has received two development proposals from Local developers who did not bid in the procurement exercise in January 2024.

Castletech Projects Ltd and Our Place and DJ Property (with the latter two acting in partnership) have submitted proposals for a mixed-use redevelopment comprising of residential and commercial units. Our Place and DJ Property have also indicated consideration should be given to the Weymouth Bowl site as part of this process.

The recommended approach is to dispose of the land as a pure land transaction (and therefore not subject to compliance with the Procurement Act 2023) following a closed or selective tender process, inviting further engagement with the two existing developers with a proven track record in delivering high-quality regeneration schemes in coastal or heritage-sensitive environments. This method will enable the council to assess proposals not only on financial grounds but also on their alignment with local priorities and the Weymouth 2040 vision.

The disposal will be structured to include a set of development conditions, ensuring that any future scheme delivers tangible public benefit. These conditions may require the inclusion of affordable housing in line with local planning policy, the adoption of sustainability measures such as low-carbon construction and energy-efficient design, and a commitment to architectural quality that respects the character of the waterfront and surrounding conservation areas.

In addition, the council will expect the successful developer to deliver enhancements to the public realm and provide wider community benefits, such as improved access, landscaping, and social infrastructure. To ensure timely delivery, the disposal agreement will include clear phasing requirements and milestone commitments.

To safeguard the council's long-term financial interest, consideration will also be given to retaining a stake in the site through mechanisms such as overage agreements or development covenants, allowing the council to share in any uplift in land value resulting from planning gain or market appreciation.

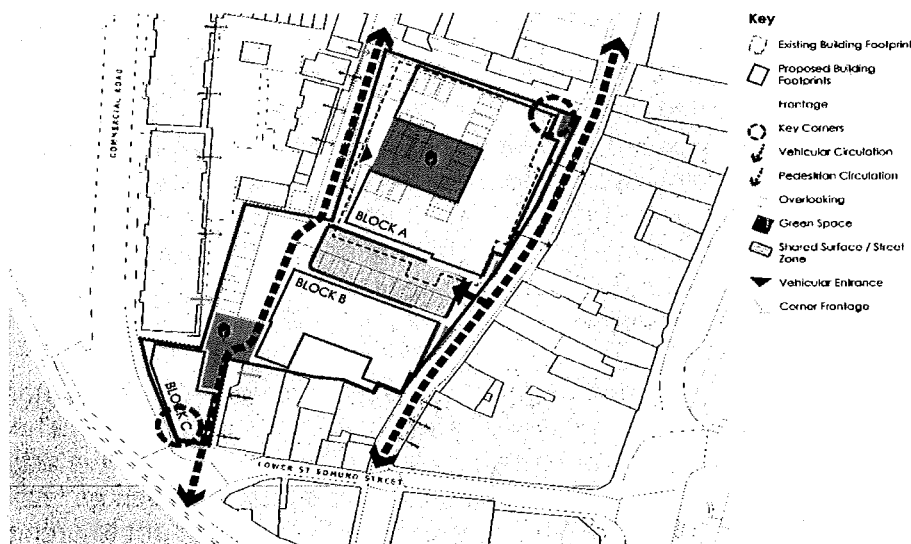
5.2 **Weymouth Bowl**

Planning permission to demolish the disused bowling alley was granted in April 2024, with demolition being undertaken in August 2025. A substantial

Archaeological investigation will then follow this Autumn with the local community making it ready for mixed-use development. The Council has completed a design review maximising the site opportunities to allow the site to be part of the Housing Strategy and route to market. The proposed redevelopment of the Weymouth Bowl site could introduce a three-block scheme to deliver a mix of residential and potential commercial uses, while respecting the urban context and promoting sustainable living.

Massing and Urban Integration

- The massing strategy breaks the site into three distinct blocks, ranging from 2 to 5 storeys, ensuring the development is contextually appropriate and avoids over dominance.
- This approach creates pedestrian and vehicular routes through the site, with opportunities for green spaces and improved permeability.



5.3 The Peninsula

This iconic site at the mouth of Weymouth Harbour was once a ferry terminal and is now largely used for car parking. It offers a unique opportunity for a landmark waterfront development, potentially including residential units, a hotel, destination dining, retail and maritime commercial space. The working fishing harbour will remain active on the southern edge, with opportunities for improved maritime infrastructure.

A major harbour wall replacement project began in September 2025, lasting approximately 8 months. Weymouth Harbour Walls F&G are the north and east facing walls that make up part of the Weymouth Peninsula. The harbour walls are in poor condition and need to be replaced as soon as practicably possible.

WSP were appointed through the TEPS Framework as consulting engineers to assist the Coastal Risk Management Team with the design, tender and

construction monitoring of the works. For environmental and cost reasons, WSP have selected a design that involves the construction of a new sheet pile wall in front of the old sheet pile wall with an anticipated design life of 70 years. Knights Brown have been selected as the Contractor through an open tender process.

5.4 **West Marina**

Dorset Council is progressing an ambitious land assembly initiative west of the Inner Harbour and Marina, supported by Levelling Up Fund (LUF) and Council capital investment. The Council has already acquired key sites including Newstead Road, Kwik Fit, and the St John's Ambulance buildings, and is actively engaging with Homes England, One Public Estate, the Ministry of Justice, and the Department for Work and Pensions to unlock further opportunities.

The vision is to deliver a major mixed-use development that creates a seamless and connected public realm, linking the Inner Harbour, town centre, and seafront promenade. This joined-up approach will enhance pedestrian movement, improve accessibility, and strengthen the relationship between Weymouth's key waterfront and civic assets—including the Pavilion and surrounding cultural destinations.

6. **Dorset Allied Health Professional University Proposal**

The Dorset system is advancing a transformative initiative to establish an Allied Health Professional University in Weymouth, designed to address future workforce needs in health and care services. This proposal has emerged from collaborative discussions with the Health Sciences University (HSU) and key regional stakeholders, including NHS partners, Weymouth College, Care Dorset, Dorset Healthcare, Dorset County Hospital Federation, and the Weymouth 2040 programme.

The University will serve as a cornerstone for developing innovative care workforce models, particularly for bedded Reablement services, and is envisioned as a catalyst for broader educational and economic growth. Initial programmes will focus on Allied Health Professions, with future expansion into Green Energy and Engineering to support a thriving local workforce.

A Strategic Outline Case has received Cabinet approval, with agreement to progress to a Full Business Case. Funding has already been allocated to develop a Dental Faculty in Weymouth, reinforcing the commitment to health education in the region. The proposal also aligns with HSU's bid to the Office for Students for mobile health equipment, which would enhance clinical training capacity and accelerate the University's teaching offer in West Dorset.

Key priorities include:

- A comprehensive accommodation strategy for students and essential workers.

- Retention of skills through local employment and career pathways.
- Strengthening partnerships across education, health, and local government sectors.

This initiative represents a bold step toward securing Dorset's future as a centre of excellence in health education, workforce innovation, and sustainable regional development

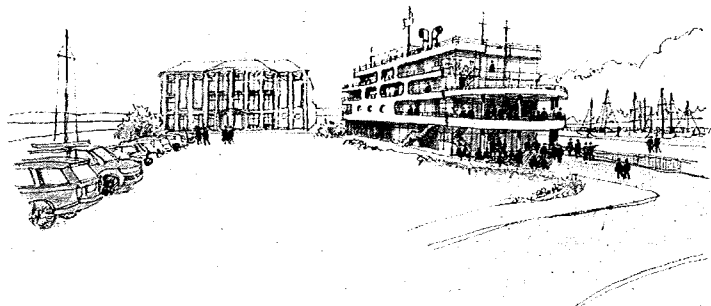
7. **Weymouth Peninsula Development Opportunity**

The Weymouth Peninsula site presents a rare and high-impact opportunity for coastal regeneration. Located adjacent to Weymouth beach and surrounded by water on three sides, the site is currently underutilised, dominated by surface car parking and aging infrastructure. Its proximity to the town centre, transport hubs, and heritage assets makes it ideal for a flagship mixed-use development.

The Peninsula is harbour land except for the Pavilion area. Any disposal of harbour land will have to be in the best interests of the harbour and the land must not be needed for harbour purposes. All proceeds must go to the harbour. The proposal would have to go through the Harbour Advisory Committee (with consultation with the Weymouth Harbour Consultative Group), for recommendation to Cabinet.

The Hall & Woodhouse proposal includes a pub/diner with accommodation, leisure units, restaurants, and public realm enhancements. The concept plan outlines a 14,355 sq ft facility with hotel rooms, balconies, and dedicated parking. The scheme is designed to activate the waterfront, enhance tourism, and catalyse further investment.

The site is allocated for mixed-use development in the Weymouth Town Centre Masterplan SPD and Local Plan Policy WEY6. It is outside the conservation area but adjacent to listed buildings and the Scheduled Ancient Monument of Nothe Fort. Flood risk, heritage sensitivity, and biodiversity net gain requirements are key considerations. The site can accommodate a 3–4 storey hotel and associated leisure uses. A comprehensive masterplan is recommended to ensure integration with the wider Peninsula. The development should maximise pedestrian access, public realm quality, and views to heritage assets. Strategic flood defences and sustainable drainage systems will be essential.



8. **Heart of Weymouth, Cultural and Visitor Centre** **The Rector, St Thomas Street**

This report seeks Cabinet approval for Dorset Council to invest LUF funding towards the acquisition the freehold of a Grade II Listed Building in Weymouth's historic town centre, using Levelling Up Fund resources, and to transfer ownership to the Weymouth Area Development Trust CIC (WADT). The building will be transformed into the Weymouth Cultural & Visitor Centre — a flagship community-led initiative designed to celebrate the town's heritage, support the creative economy, and catalyse town centre regeneration.

The proposed Centre is a legacy project of Weymouth & Portland's Town of Culture 2025/26 programme, conceived by 24 local organisations. It aims to repurpose a cherished heritage asset into a vibrant cultural destination that will serve residents, schools, artists, historians, and visitors alike. The building, located in the heart of Weymouth, is ideally positioned to become a focal point for cultural activity and civic pride.

The Weymouth Area Development Trust CIC (WADT), which is transitioning to Charitable Incorporated Organisation (CIO) status, will lead the delivery and long-term stewardship of the Centre. This governance model ensures the project remains focused on public benefit, while enhancing access to grant and social enterprise funding.

The Centre will offer a year-round programme of exhibitions, performances, workshops, and community events. Key features include:

- A welcoming visitor information hub with interactive digital displays and local guides.
- A flexible 80-seater performance and event space for music, theatre, film, talks, and civic gatherings.
- Art and exhibition galleries showcasing visual arts, maritime heritage, and social history.
- Learning and workshop rooms for school visits, heritage skills training, and lifelong learning.

- A café and gift shop promoting local produce and crafts.
- Two residential accommodation units to generate sustainable income.

The project is expected to deliver significant economic and social benefits, including increased visitor numbers, extended tourism season, job creation, support for local businesses, and enhanced civic pride. It will also provide accessible cultural resources for residents and educational opportunities for schools and community groups.

The project will be delivered by WADT in close collaboration with Dorset Council, local cultural organisations, and the business community. The transition to CIO status will strengthen WADT's governance and funding capacity, while maintaining its community-led ethos. The Centre will be regulated by the CIC Regulator and, in future, the Charity Commission.

The proposal will require a council review of most appropriate investment options, which may include financial investment or property acquisition using LUF funding in order to secure the freehold use of the property for the benefit WADT and the project. Detailed legal advice will be required to ensure the structure of the investment and/or purchase and any transfer will be compliant with our legal obligations and subsidy control law.

Over the next 18 to 24 months, the project will progress through acquisition, renovation, cultural and business development, community engagement, and marketing. A sustainable revenue model will be established to ensure long-term viability.

10. Legal considerations

- 10.1 Under section 123(2) of the Local Government Act 1972 (LGA 1972), a local authority is prohibited from disposing of land for less than the best consideration reasonably obtainable unless it obtains the consent of the Secretary of State. This requirement applies to long leases exceeding seven years, as such leases are considered a "disposal" under section 123. Additionally, if any of the land is classified as open space, the authority must comply with section 123(2A), which requires it to advertise its intention to dispose of the land in a local newspaper for two consecutive weeks and to consider any objections received before making a final decision.

To ensure compliance with these provisions, it is advisable to obtain a professional valuation for the purposes of section 123 from suitably qualified valuation professionals.

10.2 Weymouth Peninsula – Development Proposal

The site includes land designated as "harbour premises" under the Weymouth Harbour Revision Order (HRO). Legal advice confirms that while the revised HRO provides a clearer framework, the Council must continue to comply with its Open Port Duty. The Hall & Woodhouse proposal is compliant with the HRO, but the location near the harbour entrance requires careful

consideration to avoid obstructing operations. A formal procurement process may not be required, but the Council must demonstrate best value through valuation, marketing, or subject-to-planning leasehold disposal. Legal advice is recommended to determine the appropriate disposal route.

11. Financial implications

11.1 Capital funds

The total capital funds available amount to £25.8 million. This includes approximately £19.5 million from the Levelling Up Fund grant and around £5.8 million from other Dorset Council sources, such as Community Infrastructure Levy (CIL) contributions and a reserve from the Harbours budget.

As of the current reporting period, the following allocations have been made:

- £9.378 million – Peninsula project including harbour wall works
- £6.948 million – North Quay office demolition and planned public estate improvements
- £6.269 million – Weymouth Bowl and West Marina works

These commitments total £22.59 million.

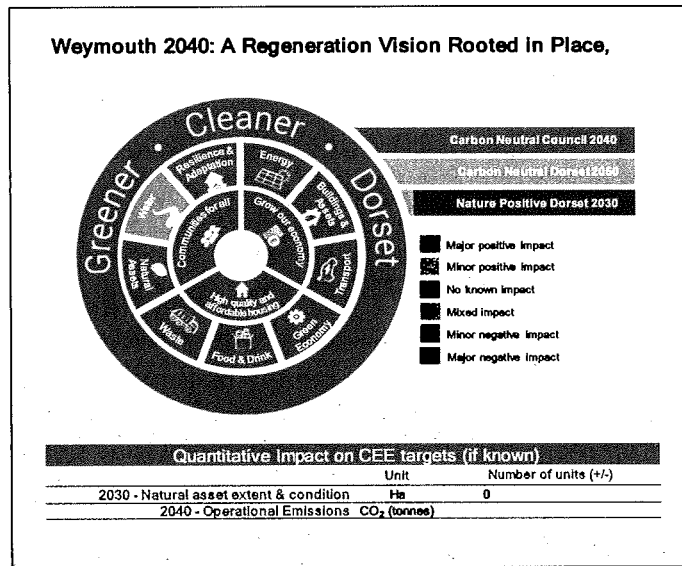
Following the above commitments, the remaining unallocated capital balance stands at £3.21 million.

The proposal to acquire The Rectory for the Weymouth Cultural & Visitor Centre is financially viable within the remaining capital funds. The acquisition cost can be met from the £3.21 million balance without requiring additional capital at this stage.

It should be noted that the restoration and repurposing of The Rectory will require a separate application for capital funding. Potential sources for this phase may include external grants, social enterprise loans, and strategic partnerships.

The proposal must demonstrate financial viability, strategic alignment with Dorset Council's regeneration objectives, and secured capital funding before Dorset Council commits its funding from its contribution as part of the Weymouth Levelling Up Fund (LUF) Regeneration Programme.

12. **Natural Environment, Climate and Ecology Implications**



Climate Alignment of Weymouth’s Regeneration Strategy

Dorset Council’s commitment to achieving carbon neutrality by 2040 is embedded across the regeneration programme. Each initiative contributes to this goal through sustainable design, energy efficiency, and renewable energy deployment.

Weymouth Peninsula – Sustainable Coastal Development

The mixed-use scheme includes:

- Sustainable architecture designed to minimise environmental impact.
- Integration of renewable energy technologies, such as solar panels and efficient building systems.

The development will incorporate flood resilience and biodiversity net gain measures, aligning with climate adaptation goals.

13. **Report sign-off**

This report has been through the internal report clearance process and has been signed off by the Director for Legal and Democratic (Monitoring Officer), the Executive Director for Corporate Development (Section 151 Officer) and the appropriate Portfolio Holder(s)

Cabinet

11 November 2025

Asset Disposals and Transfers For Decision

Cabinet Member:

Cllr R Biggs, Property & Assets and Economic Growth

Local Councillor(s): All

Senior Leadership Team:

J Britton, Executive Director for Place Services

Report author and job title: Jessica Maskrey Head of Service Assets & Property,
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1. Executive summary (maximum of 500 words)

- 1.1 This report sets out an ambitious plan to unlock land for regeneration, placemaking, and the delivery of affordable housing, supporting Dorset's ambition to meet local housing needs and stimulate economic growth.
- 1.2 To support this ambition, the Council plans to dispose of seventy-eight non-operational assets over five years, generating £46.7 million in capital receipts. These sites, currently underused, will be unlocked for new investment, helping to revitalise communities and support Dorset's future growth.
- 1.3 The programme will reduce the cost of ownership, free up resources to invest in Dorset's priorities, and support the Council's capital programme. It is a cornerstone of the Strategic Asset Management Plan and a key lever for delivering the Council Plan.
- 1.4 Disposals will be delivered through a mix of open market sales, auctions, and conditional sales, with a strong focus on enabling regeneration and affordable housing development. Selected sites will be brought forward through a strategic development partnership pilot to enable the delivery of new social rent homes in line with the Council's housing strategy.

- 1.5 Cabinet is asked to approve the strategy and delegate authority for transactions over £500k to the Executive Director for Place, in consultation with the Cabinet Members for Property, Assets & Economic Growth and for Finance & Capital Strategy, and the Section 151 Officer.

2. Recommendation(s)

- 2.1 Approve the proposed pipeline for asset disposals as a key mechanism to deliver the Strategic Asset Management Plan, generate capital receipts and support the delivery of the Council Plan.
- 2.2 Delegate authority to approve disposals of individual assets identified on the disposals pipeline (Appendix A) each with an estimated value exceeding £500,000 and method of disposal to the Executive Director for Place in consultation with the Cabinet Members for Property, Assets & Economic Growth and for Finance & Capital Strategy and the Section 151 Officer.

3. Reason for the recommendation(s)

- 3.1 The Council holds more non-operational buildings and property assets than can reasonably be maintained in the long term. Many of these assets are in poor condition due to historic underinvestment. The disposal programme will generate capital receipts, reduce ongoing maintenance and operational costs, and support the capital programme, enabling reinvestment in core operational and income-generating assets that are essential to service delivery and financial sustainability.
- 3.2 Asset transfers to Town and Parish Councils (and other community groups) enable local ownership and stewardship of assets, allowing services and facilities to be tailored to community needs. This fosters stronger engagement, innovation, and long-term sustainability.
- 3.3 Together, disposals and asset transfers contribute to Dorset Council's Plan priorities by:
 - Driving economic growth by unlocking investment opportunities and enabling more productive use of land and assets
 - Supporting regeneration and affordable housing delivery
 - Empowering communities through locally driven service provision
 - Making more efficient use of resources, and being better able to invest in a smaller number of retained assets

4. The Report

- 4.1 The Council's estate is extensive, varied, and in many cases ageing and in many cases in poor condition, resulting in high maintenance and management costs. In May 2025 a review was initiated on the direction of the Cabinet

Member following the approval of the Council's Strategic Asset Management Plan in October 2024 to build a disposal pipeline, support the capital programme, and reduce borrowing costs.

- 4.2 The proposed approach aligns with the Council's Priorities as detailed in the Council Plan 2024-2029 and Strategic Asset Management Plan 2024-2030 (SAMP). It will support financial sustainability by providing capital receipts that will contribute to the Council's capital programme and reduce reliance on borrowing. Disposals will allow the Council to focus resources on core operational assets and improving service efficiency, while retaining and investing in income-generating assets that provide ongoing financial returns.
- 4.3 Asset transfers to Parish and Town Councils enable local ownership of assets that serve a community purpose, supporting community-led regeneration and more responsive service delivery.
- 4.4 Disposals present opportunities to unlock investment and improve operational efficiency. For example, disposing of industrial estates to commercial landlords can attract increased capital investment, enhance site management, and stimulate business growth, contributing to local economic development and aligning with the Council's strategic priorities.
- 4.5 Assessment of assets
- 4.5.1 A rapid asset review of over 500 non-operational assets (representing one third of the council's estate) has identified those suitable for disposal. Each asset was assessed using a structured methodology considering financial value, development potential (including affordable housing), planning and Local Plan alignment, risks and constraints, and indicative timescales. This ensured informed, strategic decision-making aligned with Dorset Council's priorities.
- 4.5.2 Income generating sites identified as disposals have been assessed using a financial appraisal model to evaluate the net benefit, taking into account the potential loss of income.
- 4.6 Disposals Pipelines
- 4.6.1 The disposal routes, with their estimated values are summarised in Table 1.

	No. of Assets	Estimated Value
Open Market Unconditional Sales	32	£16.4m

Auction sales	28	£0.5m
Condition sales for development	14	£22.5m
Regeneration sites	4	£4.6m (plus)
Housing strategy sites	3	£2.65m

Table 1

- 4.6.2 Full details of the identified properties and their estimated values are set out in Appendix A along with a multi-year disposals pipeline covering various routes - open market sale (unrestricted sale of an asset on the open market allowing competitive offers without conditions such as planning consent); auction (low value assets), and conditional sale for development.
- 4.6.3 Regeneration and affordable housing sites will be subject to further and ongoing review to ascertain value aligned with the council's regeneration objectives. In some cases, the value of the site may need to be reinvested by the council into the regeneration or housing scheme proposed for the site.
- 4.6.4 Market conditions fluctuate over time, and it will be important to carefully manage the timing and sequencing of disposals to avoid placing too many similar assets on the market simultaneously, which could dilute interest and impact achievable values.

Year	Forecast value of capital receipts	No. of disposals over £500k
2025/26	£4.3m (£1m completed to date)	3
2026/27	£12.4m	4
2027/28	£8m	3
2028/29	£9.2m	4
2029/30	£12.9m	8
Total	£46.7m	

- 4.7 To ensure the Council meets its statutory obligations under the Local Government Act 1999, all proposed disposal methods will comply with the

requirement to achieve best value. The choice of disposal route is determined by the nature of the asset, market conditions, and strategic priorities.

4.8 Auction (Unconditional Sale)

4.8.1 This method involves selling sites through public auction, subject to a reserve price. Sales typically complete within three to four weeks following the auction date, offering fast turnaround, immediate cash receipt, and a transparent, competitive process.

4.8.2 The auction route is particularly suitable for sites with a clear title and minimal constraints. However, it offers limited control over the buyer or future use of the asset and may not achieve full market value if interest is low. As such, this route is generally unsuitable for complex or strategically significant sites and will be applied to low value assets.

4.9 Open Market Unconditional Disposal

4.9.1 Sites are marketed for sale “as seen” without conditions such as planning consent. This route typically results in a sale within six to nine months, depending on the level of market interest.

4.9.2 The benefits of this method include wider exposure to potential buyers, the possibility of achieving higher offers than through auction, and a relatively straightforward legal process. Similar to auctions, there is generally no control over the future use or development of the site, although in some circumstances covenants or other legal obligations can be applied; although when this is done, it generally has the market effect of decreasing the value of the asset. As such this approach will be applied to higher value assets with clear title, minimal constraints, and no strategic requirement for future control.

4.10 Conditional Disposal for Development

4.10.1 This method involves marketing sites with development potential and inviting offers that are subject to planning permission. Completion only occurs once planning consent has been secured, or in some cases, when development commences or reaches practical completion. This can significantly extend the timescale and introduces a degree of uncertainty, as values are contingent on the successful outcome of the planning process.

4.10.2 The advantages of this approach include the opportunity to capture the uplift in land value and the ability to align the disposal with Council priorities, such as the delivery of affordable housing or

sustainable development. It also provides greater control over the future use and design of the site. Importantly, this method enables investment to be unlocked through third-party ownership, where external capital and expertise can be leveraged to deliver outcomes that the Council may not be best placed to achieve directly. For example, the disposal of a commercial site may support wider economic growth objectives, where private sector landlords are better placed to invest in and accelerate development, contributing to regeneration and job creation.

4.10.3 This approach will be applied to strategically significant sites where planning outcomes are critical to achieving Council priorities. However, it is inherently speculative and more complex, time-consuming, and resource-intensive. It carries the risk of planning refusal or delays and requires more intensive negotiation and ongoing monitoring. These complexities mean that such disposals are typically included later in the programme, once sufficient preparatory work has been undertaken and the planning context is better understood.

4.11 Regeneration schemes

4.11.1 The Weymouth Regeneration Programme, supported by £19.5 million from the UK Government's Levelling Up Fund, identifies four strategic council-owned sites, North Quay, Weymouth Bowl, the Peninsula, and West Marina, as key opportunities for transformational development. Inclusion of these sites within the disposals pipeline enables the Council to pursue regeneration outcomes that align with the Weymouth 2040 vision, including mixed-use development, public realm enhancements, and sustainable coastal infrastructure. These disposals will be led by the Regeneration Team, working closely with Assets & Property to ensure alignment with strategic priorities and delivery models. Conditional disposal methods, such as selective tendering and development covenants and/or conditions, will be used to secure planning outcomes that reflect community priorities, environmental resilience, and design quality. This approach allows the Council to unlock external investment and deliver regeneration outcomes while retaining strategic influence over site use, phasing, and public benefit.

4.12 Assets identified for housing schemes

4.12.1 The *New Models of Housing Delivery Report*, approved by Cabinet on 29 April 2025 (minute number 147), set out a pilot approach to accelerating affordable housing delivery through strategic

partnerships. As part of this initiative, three council-owned sites have been identified for inclusion in the development partnership pilot (referenced in appendix A). These sites will be used to deliver affordable housing, with a particular focus on social rent for households on the housing register. Inclusion of these sites within the disposals pipeline ensures alignment with the Council's housing strategy and enables the use of conditional disposal methods to secure planning outcomes that support sustainable development. This approach allows the Council to unlock investment and deliver housing outcomes through external expertise, while retaining strategic control over the use and design of the sites.

4.13 Asset Transfers

- 4.13.1 The Council's approach to its Community Asset Transfer (CAT) process to Parish and Town Councils has been clarified, with the aim of ensuring strategic alignment and maximising community benefit. CATs enable underutilised or surplus assets to be repurposed for local use, supporting the principles of the Strategic Asset Management Plan (SAMP) by ensuring assets are used effectively and flexibly to meet local needs. They also help reduce the Council's liabilities for maintenance and operational costs.
- 4.13.2 Applications are assessed through a two-stage process. Stage 1 involves submission of an Expression of Interest, which is used to confirm that the asset is not required for strategic or operational purposes and that the proposed transfer meets CAT eligibility criteria. If the application passes stage 1, the applicant will be asked to prepare a business case or provide such further information as appropriate to the particular application as stage 2 of the application process.
- 4.13.3 Under the revised approach, Stage 2 will require proportionate further information, and as such a full business case may not be necessary for Town and Parish Councils. This reflects the expectation that local councils will have undertaken appropriate due diligence prior to assuming ownership and acknowledges their status as established public bodies with defined governance and accountability arrangements. The process aims to enable decisions within an estimated timescale of up to three months.
- 4.13.4 It is recognised that there is a backlog of expectations from Parish and Town Councils that will need to be worked through. A dedicated Asset Transfers & Disposals team is in place to drive forward the streamlined asset transfer approach.

4.13.5 A pipeline of potential asset transfers is currently being developed, with proactive engagement planned with the relevant town and parish councils to explore opportunities and progress discussions.

4.14 Governance

4.14.1 In view of the volume of disposals anticipated, the complexity of associated negotiations, and the detailed pipeline presented within this report, Cabinet is requested to delegate authority to approve disposals of individual assets identified on the disposals pipeline in Appendix A each with an estimated value exceeding £500,000 to the Executive Director for Place in consultation with the Cabinet Members for Property, Assets & Economic Growth and for Finance & Capital Strategy and the Section 151 Officer, for transactions over £500,000.

4.14.2 This delegation will enable timely decision-making, maintain momentum in delivery, and ensure the Council can respond effectively to market opportunities. Historically, the absence of a clear disposal pipeline and limited delegations has made property and asset disposals a more time-consuming and resource-intensive process than necessary. Although disposals below £500,000 are already delegated in accordance with the Officers Scheme of Delegation, they are included in this report to provide full transparency across the disposal programme.

4.14.3 It is anticipated that sales by auction will generally be low value of below £500,000 for each asset and Officers will approve disposal in accordance with the existing Officer Scheme of Delegation.

4.15 Resource

4.15.1 A dedicated Asset Transfers & Disposals team is in place to support the delivery of the proposed disposals pipeline.

4.15.2 Property agents specialising in different classes of assets will be commissioned to support the sale of property assets, providing valuation advice and property agency services. An estimated budget of £1,000,000 over a five-year period will be deducted from the gross capital receipts.

4.15.3 The Council's in house Legal Property Team have confirmed that they have the resources to facilitate these proposals.

5 Alternative options considered

5.6 Other asset classes

5.6.1 As part of the rapid asset review, over 500 non-operational assets were assessed, resulting in the identification of seventy-eight sites with potential for disposal. This review did not include operational assets, which remain outside the scope of this exercise, although the rationalisation of operation assets continues to be a future requirement.

5.6.2 In line with the process outlined in the SAMP a rolling asset review programme will continue to assess the wider estate, identifying further opportunities for disposal, transfer, repurposing, or redevelopment in alignment with strategic priorities.

5.6.3 Recommended option

Officers recommend delivery of the disposals pipeline outlined in this paper, alongside continuation of the rolling asset review process to identify further assets for disposal, development, or repurposing. This option supports the Council's financial sustainability by generating an estimated £46.7 million in capital receipts over five years, reducing maintenance liabilities, and enabling reinvestment in core operational and income-generating assets. It also aligns with strategic priorities including regeneration, affordable housing delivery, and community empowerment through asset transfers. This proactive strategy ensures that underutilised assets are repurposed to deliver maximum public value.

5.6.4 Alternative option – retain assets in council ownership

An alternative option would be to retain all or some of the identified non-operational assets within Council ownership. This approach would maintain the current estate without progressing disposals or transfers at this time. While it may offer flexibility for future decision-making and preserve local control over assets, it would also mean continuing to hold properties that are underutilised or in poor condition, many of which do not contribute to core service delivery or strategic objectives.

This option would limit the Council's ability to generate capital receipts, reduce maintenance liabilities, or reinvest in priority areas. Over time, it may constrain the Council's capacity to respond to emerging needs, deliver regeneration, or improve the efficiency and sustainability of its estate. For these reasons, this option is not recommended as the preferred strategic approach.

6 Legal considerations

6.6 Statutory Powers to Dispose

6.6.1 Section 123 of the Local Government Act 1972 compliance. Local authorities may dispose of land "in any manner they wish," but must obtain the best consideration reasonably obtainable, unless the Secretary of State consents otherwise.

6.6.2 General Disposal Consent (England) 2003: Allows disposal at less than best consideration if the undervalue is less than £2 million, and the disposal promotes economic, social, or environmental well-being.

6.7 Open Space Land

6.7.1 LGA 1972 Section 123(2A) Advertising and consultation obligations where disposal is of land that is designated Open Space.

6.8 Best Value Duty

6.8.1 Section 3 of the Local Government Act 1999, duty to secure continuous improvement in the way functions are exercised, having regard to economy, efficiency, and effectiveness. 2024 statutory guidance reinforces transparency, accountability, and community engagement in disposal decisions.

6.9 Specific Considerations for different types of disposal (other than usual encumbrances, covenants etc. that may restrict disposal).

	Legal certainty	Risk	Mitigation
Unconditional Auction	Contract formed at the fall of the hammer.	Limited time for due diligence; potential undervalue if market conditions poor.	Robust valuation and legal pack; set reserve price at value that complies with s.123, document decision-making process etc.
Open Market Unconditional Sale	Straightforward but must comply with best consideration duty.	Challenge if undervalue or inadequate valuation advice.	Independent valuation; document decision-making process.
Conditional Sale (e.g.		Delay in receipt;	Use overage clauses/clawback/restrictive

subject to planning) for Development		planning risk may affect value.	covenant/use stipulation provisions; ensure planning obligations (for example) are clear.
Community Asset Transfer (CAT)	Often at less than market value. Must comply with General Disposal Consent 2003.	Challenge if benefits not clearly evidenced; sustainability of community group.	Evidence community benefit, assess financial viability of transferee, have Legal safeguards (e.g. reversion clauses/overage/restrictive covenants/use stipulation).

7 Financial implications

7.6 Capital receipts

The disposal of surplus assets is expected to generate capital receipts of £46.7m over 5 years, which will contribute directly to the Council's capital programme and reduce reliance on borrowing.

7.7 Costs of development and disposal

An agent will be commissioned to support the sale of property assets, providing valuation, conveyancing, and marketing. An estimated budget of £1,000,000 over a five-year period will be deducted from the gross capital receipts.

7.8 Revenue Impact

7.8.1 In addition to generating capital receipts, the disposal of assets will reduce ongoing repairs and maintenance costs. This is particularly significant given that the current repairs and maintenance budget is insufficient to meet the full cost of required works, resulting in some maintenance being deferred or avoided altogether. Asset disposals will therefore help alleviate pressure on revenue maintenance budgets.

7.8.2 For each asset a rapid financial appraisal has been completed to calculate the difference between the savings arising on borrowing for the capital programme (assuming that the capital receipt reduces the need for borrowing), any loss of revenue rental income, and taking account of future maintenance liabilities avoided. A positive value from the appraisal means selling the asset would result in a net saving.

7.8.3 In certain cases, non-financial considerations may take precedence over income generation. For example, the disposal of certain commercial assets may support wider economic growth objectives,

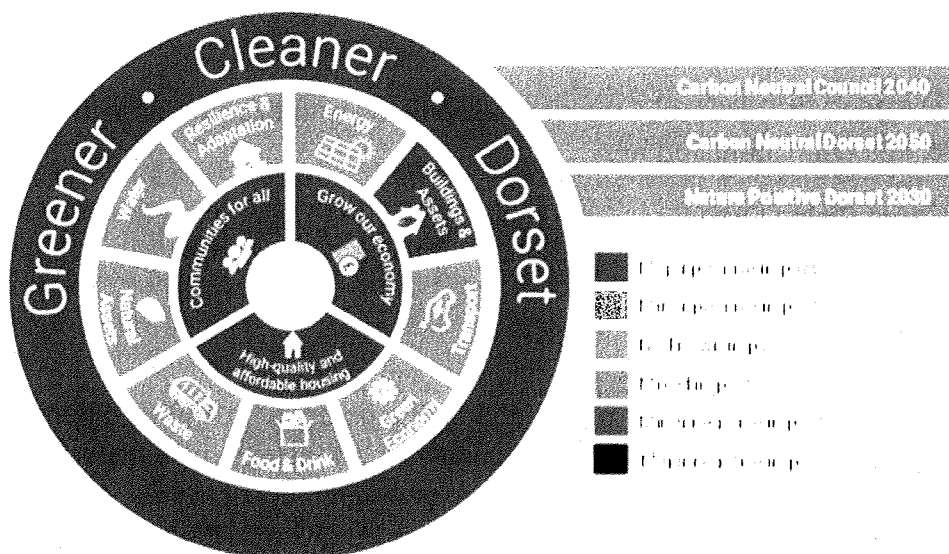
where private sector landlords are better placed than the Council to invest in and accelerate development opportunities, particularly in strategic locations, thereby contributing to regeneration and job creation.

7.8.4 Some of the proposed disposals will result in a reduction in income to the Assets & Property (A&P) service. However, most income-generating properties also incur ongoing costs for maintenance, repair, and utilities. Therefore, the net financial impact of disposals may be less severe than the gross loss of income.

7.8.5 However, it must be noted that the current repairs and maintenance budget is already insufficient to meet existing needs. Any proposed adjustments must therefore be carefully assessed to avoid exacerbating existing pressures on the service and to ensure that statutory and operational requirements continue to be met.

7.8.6 The financial appraisal for each asset includes an assessment of both income and expenditure impacts. While some income-generating assets will result in a reduction in rental income, this is offset by savings in maintenance, repair, and operational costs. In most cases, the net budgetary impact is expected to be neutral or positive. Detailed financial summaries will also be provided to delegated decision-makers as actual figures are confirmed, to support informed approvals.

8 Natural environment, climate & ecology implications



Quantitative Impact on CEE targets (if known)

	Unit	Number of units (+/-)
2030 - Natural asset extent & condition	Ha	Unknown
2040 - Operational Emissions	CO ₂ (tonnes)	Unknown
2050 - County Emissions	CO ₂ (tonnes)	Unknown

9. Well-being and health implications

9.1 The disposal and transfer of surplus assets has the potential to positively impact health and well-being outcomes, particularly where assets are repurposed for community use. Community Asset Transfers to Parish and Town Councils and other local organisations can enable the continued or enhanced provision of locally driven services, including spaces for social connection, physical activity, and access to support services.

9.2 By focusing resources on a smaller number of retained, fit-for-purpose assets, the programme also supports the delivery of services in environments that are safe, accessible, and conducive to positive health outcomes. In cases where assets are transferred or disposed of, care will be taken to assess any potential impact on service users and local communities, and to ensure that alternative provision or mitigation is considered where appropriate.

9.3 The programme aligns with the Council's wider commitment to improving community well-being through effective use of its estate and enabling local stewardship of assets that support inclusive, resilient communities.

10. Other implications

10.1 None

11. Risk implications

11.1 HAVING CONSIDERED: the risks associated with this decision; the level of risk has been identified as:

Current Risk: LOW

Residual Risk: LOW

12. Equalities

12.1 The disposal and transfer of assets has the potential to impact different groups within the community, particularly where assets have historically supported inclusive access to services or community activities. As part of the assessment process, consideration will be given to the potential equalities implications of each proposed disposal or transfer, including any impact on protected characteristics under the Equality Act 2010.

12.2 Community Asset Transfers offer opportunities to retain and repurpose assets in ways that reflect local needs and priorities, which can support inclusive service delivery and community cohesion. Where assets are proposed for disposal, steps will be taken to ensure that any adverse impacts are identified and mitigated where possible, including through engagement with affected groups and consideration of alternative provision.

12.3 The programme will be delivered in accordance with the Council's Equality, Diversity and Inclusion commitments, and equality impact assessments will be undertaken where appropriate to support informed decision-making.

13. Appendices

Appendix A - Pipeline of disposals (exempt)

14. Background papers

None

15. Report sign-off

15.1. This report has been through the internal report clearance process and has been signed off by the Director for Legal and Democratic (Monitoring Officer), the Executive Director for Corporate Development (Section 151 Officer) and the appropriate Portfolio Holder(s)