



Place and Resources Scrutiny Committee

Date: Tuesday, 11 May 2021
Time: 10.00 am
Venue: This non-executive committee will be held as a virtual meeting in a MS Teams Live Event, subject to agreement by [Full Council on 4 May 2021](#), of the recommendations set out in the report at agenda item 14 'Democratic Decision Making'

Membership: (Quorum 3) – Subject to confirmation at the Annual Meeting of Council on 4 May 2021

Shane Bartlett (Chairman), Andy Canning (Vice-Chairman), Rod Adkins, Jon Andrews, Brian Heatley, Mike Parkes, Mark Roberts, David Shortell, David Tooke and Bill Trite

Chief Executive: Matt Prosser, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ (Sat Nav DT1 1EE)

For more information about this agenda please contact Democratic Services on 01305 252209 / lindsey.watson@dorsetcouncil.gov.uk



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Due to the current coronavirus pandemic the Council has reviewed its approach to holding committee meetings. Members of the public are welcome to attend this meeting and listen to the debate online by using the following link: [View the Place and Resources Scrutiny Committee live at 10.00am on 11 May 2021](#)

Members of the public wishing to view the meeting from an iphone, ipad or android phone will need to download the free Microsoft Team App to sign in as a Guest, it is advised to do this at least 30 minutes prior to the start of the meeting.

Please note that public speaking has been suspended. However Public Participation will continue by written submission only. Please see detail set out below.

Dorset Council is committed to being open and transparent in the way it carries out its business whenever possible. A recording of the meeting will be available on the council's website after the event.

A G E N D A

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1 APOLOGIES

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

To disclose any pecuniary, other registerable or personal interest as set out in the adopted Code of Conduct. In making their disclosure councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.

If required, further advice should be sought from the Monitoring Officer in advance of the meeting.

3 CHAIRMAN'S UPDATE

To receive any updates from the Chairman of the Place and Resources Scrutiny Committee.

4 PUBLIC PARTICIPATION

To receive questions or statements on the business of the committee from town and parish councils and members of the public.

Public speaking has been suspended for virtual committee meetings during the Covid-19 crisis and public participation will be dealt with through written submissions only.

Members of the public who live, work or represent an organisation within the Dorset Council area, may submit up to two questions or a statement of up to a maximum of 450 words. All submissions must be sent electronically to lindsey.watson@dorsetcouncil.gov.uk by the deadline set out below. When submitting a question please indicate who the question is for and include your name, address and contact details. Questions and statements received in line with the council's rules for public participation will be published as a supplement to the agenda.

Questions will be read out by an officer of the council and a response given by the appropriate Portfolio Holder or officer at the meeting. All questions, statements and responses will be published in full within the minutes of the meeting. **The deadline for submission of the full text of a question or statement is 8.30am on Wednesday 5 May 2021.**

5 QUESTIONS FROM MEMBERS

To receive questions submitted by councillors. The deadline for receipt of questions is **8.30am on Wednesday 5 May 2021**.

6 GRID CAPACITY: SCOPING REPORT 5 - 42

To consider a report of the Service Manager for Spatial Planning.

7 PROPERTY STRATEGY AND ASSET MANAGEMENT PLAN QUARTERLY MONITORING REPORT 43 - 58

To consider a report of the Corporate Director of Property and Assets.

8 PLACE AND RESOURCES SCRUTINY COMMITTEE FORWARD PLAN 59 - 62

To review the draft Place and Resources Scrutiny Committee Forward Plan.

9 CABINET FORWARD PLAN AND DECISIONS 63 - 82

To review the Cabinet Forward Plan and decisions taken at recent meetings.

10 URGENT ITEMS

To consider any items of business which the Chairman 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 recorded in the minutes.

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 x of schedule 12 A to the Local Government Act 1972 (as amended).

The public and the press will be asked to leave the meeting whilst the item of business is considered.

There is no exempt business.

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Place & Resources Scrutiny Committee 11 May 2021 Grid Capacity: Scoping Report

For Review and Consultation

Portfolio Holder: Cllr D Walsh, Planning

Local Councillor(s): All wards

Executive Director: J Sellgren, Executive Director of Place

Report Author: Hilary Jordan
Title: Service Manager for Spatial Planning
Tel: 01305 252303
Email: hilary.jordan@dorsetcouncil.gov.uk

Report Status: Public

Recommendation:

- (i) That the response to the Local Area Network Plan consultation be noted;
- (ii) That members consider whether additional consultancy work on grid capacity should be commissioned;
- (iii) That members consider any further local grid capacity issues that they are aware of so that these can be fed into the study and notified to the provider.

Reason for Recommendation:

To ensure that the matter of grid capacity is fully considered as part of the preparation of the local plan, and that the council is fully informed on the matter so as to be able to lobby and work with providers to make the necessary improvements.

1. Executive Summary

- 1.1 Members of this committee, and of the 'Reset and Recovery' Executive Advisory Panel, have previously raised the issue of whether there is currently sufficient electricity grid capacity in the Dorset Council area to

meet existing and future demand, particularly in the light of the development being considered in the emerging local plan, and the increased demands that will arise from the implementation of the Climate and Ecological Emergency Strategy (including greater use of heat pumps, electric vehicle use, and renewable energy installations).

- 1.2 Energy supply is the statutory responsibility of the energy providers, which are required to meet the energy demands generated by new development. Developers pay for grid connection directly to the supplier: this is not part of the planning process and is not funded through the Community Infrastructure Levy or section 106 agreements.
- 1.3 We consult the energy providers during the preparation of local plans so that they can comment on whether there are likely to be any problems with energy supply to the developments being proposed, and so that they can build in the proposed future scale and pattern of development to their development plans. In the past we have not always received consultation responses from the electricity provider, and have therefore made greater efforts this time to engage with them.
- 1.4 The electricity providers are currently preparing Local Area Network Plans to guide their future development and investment. Dorset Council has been engaging in this process and has submitted a consultation response, setting out the council's aims and ambitions as set out in the Climate and Ecological Emergency Strategy and Economic Growth Strategy, and the development proposals set out in the first consultation document on the Local Plan. This consultation response is included as an Appendix to this report.
- 1.5 This consultation response has also flagged up a series of known local grid capacity problems, which are currently being explored by the provider (SSEN). These are at:
 - Bridport (St Michael's and Dreadnought industrial estates)
 - Gillingham – Brickfields
 - Sturminster Newton – North Dorset Business Park and supply to town
 - Weymouth/Chickerell – Granby Industrial Estate
 - Dorchester – Grove Industrial Estate
 - Portland Port
 - Winfrith/Wool – Dorset Innovation Park
 - Holton Heath Trading Park
- 1.6 Members may be aware of other areas where there is anecdotal evidence of supply problems, and these can also be raised with the provider.

- 1.7 While we are taking a proactive approach to engaging with the electricity supplier, both in the preparation of our local plan and responding to their consultation, there may still be existing or potential problem areas across Dorset that could constrain our ambitions for growth and for responding to the climate and ecological emergency.
- 1.8 Members may therefore consider that additional work is appropriate, to examine the existing grid capacity across the area and where there are gaps or shortfalls, and to consider where there may be particular problems in meeting our future development ambitions. While the information on capacity is only available from the providers, specialist consultants with knowledge of this area of work would potentially be able to examine this data in greater detail and provide independent conclusions about the grid capacity issues facing Dorset. Officers suggest therefore that this work be commissioned from the highway and engineering consultants with which the council has an existing framework agreement in place, and that the results of this work be reported back to this committee.

2. Financial Implications

- 2.1 The consultancy work will be an additional cost that had not previously been budgeted for. There are reserves in place to fund all the costs associated with the local plan preparation but this will put additional pressure on them.

3. Well-being and Health Implications

- 3.1 No specific wellbeing and health implications have been identified, though having adequate energy supply is part of general and economic wellbeing.

4. Climate implications

- 4.1 Having adequate electricity grid capacity across the area is essential if we are to meet the aims of the climate and ecological emergency strategy, including greater use of heat pumps, electric vehicles and renewable energy installations.

5. Other Implications

- 5.1 As above, there are sustainability implications, as grid capacity is necessary to enable more sustainable alternatives.

6. Risk Assessment

Having considered the risks associated with this decision, the level of risk has been identified as:

Current Risk: Medium

Residual Risk: Medium

7. Equalities Impact Assessment

7.1 No impacts on groups with protected characteristics have been identified.

8. Appendices

8.1 Appendix: Dorset Council response to SSEN engagement on Local Area Network Plans

9. Background Papers

Consultation document on Dorset Council Local Plan, January 2021

Footnote:

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

DORSET COUNCIL RESPONSE TO SSEN
ENGAGEMENT
ON
LOCAL AREA NETWORK PLANS

April 2021

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2. INTRODUCTION

Please find enclosed the response by Dorset Council to the SSEN engagement document, to inform development of the Local Area Network Plans for the area. The enclosed table sets out current and future policies drawn from the [Draft Dorset Council Local Plan \(January 2021\)](#), the [Draft Climate and Ecological Emergency Strategy \(July 2020\)](#), and the [Dorset Council Economic Growth Strategy \(2020-2030\)](#). As set out in SSEN's engagement documents regarding assessment of evidence to support its plans, the table also includes information regarding financial support for policies (where relevant) and further detail regarding the delivery commitment for each policy.

Both the Draft Local Plan, and the Draft Climate and Ecological Emergency Strategy have been subject to recent public consultation, with consultation responses currently being reviewed. The policies set out in this response may therefore be subject to amendments. Specifically, in relation to the Draft Local Plan, as consultation responses are reviewed and new evidence gathered to refine the approach, the content of the plan will be impacted, and the policies and quantum of development may change. It is envisaged that the Local Plan will be published for pre-submission public consultation in late 2021. As the Draft Local Plan is in its early stages of production, there is limited information regarding the potential delivery trajectory of development sites. It is anticipated that more information regarding site trajectory will be available at submission stage.

The Draft Climate and Ecological Emergency Strategy is due for adoption in 2021. This sets out two targets for Dorset Council to become carbon neutral by 2040 and for the Council to support the whole County to become carbon neutral by 2050 in line with the Government targets. The latter will result in significant increase in demand from electricity networks from Heat pumps, EVs and increased renewable energy generation.

The Dorset Council Economic Growth Strategy has been agreed by Dorset Council's Cabinet. The related Action Plan is being developed, which is planned for frequent review in relation to ongoing impacts and policy responses.

Dorset Council is committed to engaging with SSEN regarding future development in Dorset, and the future energy needs of the Council area. Please do not hesitate to contact us if any further information is required.

3. DORSET COUNCIL – LOCAL AREA NETWORK PLANS RESPONSE TABLE

Evidence	Policy	Financial Support	Delivery Commitment
Future Development	Draft Dorset Council Local Plan – residential and employment development allocations (see appendix 1)		In line with current government standard housing methodology, Dorset Council is required to provide 30,481 new homes over the 17-year plan period.
	Draft Dorset Council Local Plan – Policy ECON1 - suggested key employment sites (see appendix 2)		Economic forecasts derived from a workspace strategy indicate a need for between 131 and 151 hectares of employment land in the Council area over the course of the plan period.
	Dorset Council Economic Growth Strategy 2020-2030 - Ideas / Innovation		Develop and promote Dorset as a location for the growth of clean and green technology
	Dorset Council Economic Growth Strategy 2020-2030 - Ideas / Innovation	Deliver the Defence Innovation Centre at Dorset Innovation Park with investment from Dorset Council, Dorset Local Enterprise Partnership (LEP) and MOD. Maximise this catalytic opportunity to attract further	Secure investment in and development of the Dorset Innovation Park advanced

Dorset Council response – SSEN engagement on Local Area Network Plans

Evidence	Policy	Financial Support	Delivery Commitment
Future Development		investment in Dorset Innovation Park and to deliver phase II of the Innovation Centre	engineering, defence and cyber security cluster
General Issues	Draft Dorset Council Local Plan – Policy COM10 - Low carbon and renewable energy development	Financial commitment rests with developers.	Proposals for generating heat or electricity from renewable energy sources (other than large scale wind energy) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards generating renewable energy, significantly outweigh any harm; in terms of environmental/ amenity, ecological/ heritage assets impact.
	Draft Dorset Council Local Plan – Policy ENV9 - Achieving high levels of environmental performance	Financial commitment rests with developers.	New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance. Appropriate methods include using southerly facing roof slopes for

Evidence	Policy	Financial Support	Delivery Commitment
General Issues			SV or PV installations, and ground heat source pumps.
	Dorset Council Economic Growth Strategy 2020-2030 - Ideas / Innovation		Develop and promote Dorset as a location for the growth of clean and green technology
	Dorset Council Economic Growth Strategy 2020-2030 – Place; Implementation, Monitoring and Review	Improved capacity and reliability of power supplies and networks to drive growth, especially at key employment sites and preferably from green energy sources is 1 of 3 absolute prerequisites to achieving the economic ambitions of the Council.	Lobby for increased investment to enhance power supplies across Dorset
	Climate and Ecological Emergency Strategy - Increase renewable energy generation in Dorset	Will require significant private and public investment to develop the Giga Watts scale renewable energy required to provide Dorset energy needs by 2050.	As Local Planning Authority actively encourage renewable energy deployment by: Identifying potential deployment sites Creating appropriate policy and guidance. Potential sites identified in Local Plan and guidance created by June 2022

Evidence	Policy	Financial Support	Delivery Commitment
General Issues	Climate and Ecological Emergency Strategy - Ensure Council estate becomes zero-carbon by 2040	£19 Million investment in Heat pumps, Solar, LED, fabric improvements in year 2021/22 in selected Operational buildings, schools and leisure centres.	Implement retro fit programme (to include LEDs, thermal upgrade, ambient cooling, conversions to low carbon energy sources) based on audits. 10% of programme completed by 2023 (5% by 2022, 5% by 2023)
	Climate and Ecological Emergency Strategy - Increase renewable energy generation in Dorset	Secure additional £5m ERDF funds by Dec 2020 & deliver by 2023	Extend Low Carbon Dorset programme. Secure additional £5m ERDF funds by Dec 2020 & deliver by 2023
	Climate and Ecological Emergency Strategy - Ensure all new Council developments are zero-carbon		Establish a policy to ensure all new buildings that Dorset Council has direct influence over (as landowners, clients, or designers) are zero-carbon (this being true zero-carbon, and so

Evidence	Policy	Financial Support	Delivery Commitment
General Issues			a negative BER to cover the unregulated emissions). Policy developed by March 2022
	Climate and Ecological Emergency Strategy - Ensure new buildings in Dorset are zero-carbon		Develop a positive planning framework, in partnership with other agencies, for achieving true net zero carbon home standards in Dorset'. Planning framework in place by Dec 2021, adopted by 2023
	Climate and Ecological Emergency Strategy - Ensure new buildings in Dorset are zero-carbon		Encourage designs and layouts which lend themselves to low-carbon energy solutions, and provide guidance and advice for developers to achieve zero carbon standards. Guidance developed by Sept 2022
	Climate and Ecological Emergency Strategy -		Work with renewable energy developers in Dorset to secure new renewable energy generation to meet (and

Evidence	Policy	Financial Support	Delivery Commitment
General Issues	Increase renewable energy generation in Dorset		exceed) needs of Dorset Council. Process for working with developers defined by 2023.
	Climate and Ecological Emergency Strategy - Increase renewable energy generation in Dorset		Lobby central government over the major hurdles to renewable energy deployment, the Navitus Bay decision, investment needed on grid infrastructure, and future of heat. Lobby paper to Government Policy discussion group attended by March 2021
Electric Vehicles	Draft Dorset Council Local Plan – Policy COM9 - Provision of infrastructure for electric and other low emission vehicles	Financial commitment rests with developers.	Development proposals to meet requirements of draft policy COM9 (see Appendix 4).
	Dorset Council Economic Growth Strategy 2020-		Work with providers to install more publicly available EV

Evidence	Policy	Financial Support	Delivery Commitment
Electric Vehicles	2030 – Transport Infrastructure		(electric vehicle) charging points
	Climate and Ecological Emergency Strategy - Improve low carbon transport infrastructure		Encourage decarbonisation of road transport through development of public EV charging network & promotion of ultra low emissions vehicles, and including on-going management. 2021-23 target
	Climate and Ecological Emergency Strategy - To green the Council fleet		Maximise ultra low carbon vehicle replacement within the Dorset Council fleet - To replace all fleet cars and small vans with battery electric or best possible ULEV alternative by 2025/26
Heat pumps	Climate and Ecological Emergency Strategy - Decarbonise heating in housing and community, public and commercial buildings	Lobby government for clarity on national strategy for heat and national policy framework Will require significant investment from government and public to move heating sources away from Fossil fuel to	Investigate large scale installation of low carbon sources of heating (air/ground/water source heat pumps), using social housing as a test bed in partnership with Registered Social Landlords

Evidence	Policy	Financial Support	Delivery Commitment
Heat pumps		Heat Pumps (&/or Hydrogen). Most housing and businesses in Dorset.	(RSLs). Identify potential for large scale installations by 2022
	Climate and Ecological Emergency Strategy - Decarbonise heating in housing and community, public and commercial buildings	Green Homes Grant bid made by Sept 2020 – delivery by 2022.	Access new funding to assist residents to decarbonise heating (delivered through Healthy Homes Dorset Scheme Implement Green Homes Grant Local Authority Delivery phase 1a in partnership with BCP by March 2022
Solar PVs	Climate and Ecological Emergency Strategy - Increase renewable energy generation in Dorset	Will require significant private investment to increase large scale renewable energy development in Dorset. (Giga Watts scale renewable required at County level)	Work with partners to plan a zero-carbon energy system for Dorset.
	Climate and Ecological Emergency Strategy - Ensure Dorset Council's estate becomes zero-carbon by 2040		Maximise opportunities for Solar PV on Dorset Council buildings. 10 installations (5 per year) by 2023

Evidence	Policy	Financial Support	Delivery Commitment
Solar PVs	Climate and Ecological Emergency Strategy - Increase renewable energy generation on Council owned land		Construct large renewable energy installation (around 60 MW of solar PV or 30 MW of wind turbines) to meet Council's demand. 20MW of capacity secured by 2023
Battery storage	Dorset Council Economic Growth Strategy 2020-2030 - Ideas/ Innovation	Dorset Innovation Park Masterplan agreed which includes battery storage facility. Local Development Order to provide a simplified planning process at Dorset innovation Park is in place which covers new development in accordance with the agreed Masterplan.	Promote the Dorset Innovation Park, attract and assist companies to relocate to the Park. Deliver the Defence Innovation Centre and maximise the catalytic opportunity to attract further investment in the Park.
Wind Energy	Draft Dorset Council Local Plan – Chapter 6.9. – Wind Energy Development – Potential Locations (see Appendix 3)		Exploring opportunities to increase supply of renewable energy generation in Dorset to a significant degree through identifying suitable locations for wind development – potential locations could deliver around

Evidence	Policy	Financial Support	Delivery Commitment
Wind Energy			400 Gwh of renewable energy – potential allocation of sites in the next stages of the plan, subject to community backing and addressing planning impacts.
	Draft Dorset Council Local Plan – Policy COM11 - Small scale wind energy development		Proposals for small-scale wind energy development up to a maximum of 15m to the hub will be supported where community-led, or area is identified within a made neighbourhood plan, and environmental/ ecological/ air traffic safety/ amenity impacts are suitably addressed.
	Climate and Ecological Emergency Strategy - Increase renewable energy generation in Dorset		Wind Resource Mapping completed by December 2020

Evidence	Policy	Financial Support	Delivery Commitment
Wind Energy	Climate and Ecological Emergency Strategy - Increase renewable energy generation in Dorset	Will require significant private/ public investment to increase large scale renewable energy development in Dorset. (Giga Watts scale renewable required at County level)	Work with partners to plan a zero-carbon energy system for Dorset.
Other	Potential opportunities for tidal energy around Portland - as set out in the Future Portland – Portland Economic Vision and Plan 2016		Strong tidal currents around Portland provide opportunities for the installation of tidal turbines to generate clean energy. This could be Achieved by supporting plans to develop 30 MW of tidal stream renewable energy in partnership with Regen SW and the SW Marine Energy Park.

4. APPENDIX 1 – TABLE OF RESIDENTIAL AND EMPLOYMENT ALLOCATIONS IN THE DRAFT DORSET COUNCIL LOCAL PLAN

Mapping of employment and housing allocations can be found via this link:

<https://explorer.geowessex.com/dclp?layers=22070,22079,22083&basemap=26&x=372530.82&y=100545.74&epsg=27700&zoom=10>

SOUTH EASTERN DORSET AREA

Allocation	Number of homes	With consent	Employment land (HA)	With consent
Large built-up areas				
CORM2: Land north of Corfe Mullen	112	112	--	--
CORM3: Land west of Pardy's Hill	50	0	--	--
CORM4: Land to the east of Haywards Lane	150	0	--	--
CORM5: Land to the west of Haywards Lane	200	0	--	--
UPTN1 – French's Farm, Policeman's Lane	92	0	--	--
Towns and Other Main Settlements				
BLAN2: The Brewery, Blandford St. Mary	180	180	--	--
BLAN3: St Mary's Hill	350	350	--	--

Allocation	Number of homes	With consent	Employment land (HA)	With consent
BLAN4: Lower Bryanston Farm	75	0	--	--
BLAN5: Land off Shaftesbury Lane	--	--	2	0
BLAN6: Land adjacent to Ward's Drove	220	0	2	0
BLAN7: Land north-east of Blandford Forum	680	0	4.7	0
FERN3: Green Worlds	70	0	--	--
FERN4: East of New Road, West Parley	320	0	--	--
FERN5: West of New Road, West Parley	150	0	--	--
FERN6: Land at Dudsbury Golf Course	700	0	--	--
FERN7: Land off Angel Lane North of Ham Lane	400	0	--	--
FERN8: Blunts Farm employment allocation	--	--	30.0	9.0 to 30
FERN9: East of Cobham Road, Ferndown Industrial Estate	--	--	6.5	0
FERN10: Land west and south of Longham Roundabouts	--	--	2	0
SWAN2: Northbrook Road East	90	52	--	--

Allocation	Number of homes	With consent	Employment land (HA)	With consent
SWAN3: Land west of Prospect Allotments	150	0	--	--
VER2: North west Verwood new neighbourhood	230	230	--	--
VER3: Land south of Manor Road	100	0	--	--
WMO1: Land north of Azalea Roundabout	170	0	--	--
WMC3: Cuthbury Allotments and St Margaret's Close	183	183	--	--
WMC4: Cranborne Road New Neighbourhood	488	488	--	--
WMC5: South of Leigh Road and Sports Village	298	298	--	--
WMC6: Land at Leigh Farm	65	0	--	--
WMC7: Land at Northleigh Lane	100	0	--	--
WMC8: Land north of Wimborne Road	140	0	--	--
WMC9: Land south of Wimborne Road West	190	0	--	--
LYMT1: Huntick Road	46	46	--	--
LYMT2: Land to the east of Wareham Road	95	0	--	--

Allocation	Number of homes	With consent	Employment land (HA)	With consent
LYMT3: Land at Blaney's Corner	25	0	--	--
LYMT4: Land to the east of Flowers Drove	30	0	--	--
LYMT5: Eastern extension to land at Blaney's Corner	40	0	--	--
LYMT6: Land between Wareham Road and Foxhills Road	120	0	--	--
LYMT7: Land to the west of Wareham Road	40	0	--	--
STMR1: Bailie Gate Industrial Estate and extension	--	--	3.3	0
STMR2: Land at Station Road	225	0	--	--
STMR3: Springfield Farm	60	0	--	--
STMR4: Sturminster Marshall Golf Course	140	0	--	--
WOOL1: Land west of Wool	470	0	--	--
WOOL2: Land to the west of East Burton	300	0	--	--
Totals	7,544	1,939	87.9	0

CENTRAL DORSET AREA

Location	Number of homes	With consent	Employment land (ha)	With consent
Large built-up areas				
DOR4 – Dorchester: Brewery, Weymouth Avenue	240	240	-	-
DOR6: Poundbury mixed use development	1,200	1,200	6.0	6.0
DOR7: Poundbury Parkway Farm Business site	-	-	1.0	1.0
DOR8: Land South of St George’s Road and Land off Alington Avenue	115	-	-	-
DOR9: Former Dorchester Prison	185	185	-	-
DOR10: Land south of Castle Park	100	-	-	-
DOR13: Land North of Dorchester	3,500		10.0	0.0
WEY2: Weymouth Town Centre	400+	228	-	-
WEY10: Bincleaves Cove	220	220	-	-
WEY11: Littlemoor urban extension	600	500	8.0	8.0
WEY12: Land off Louviers Road	100	100	-	-

Location	Number of homes	With consent	Employment land (ha)	With consent
WEY13: Land at Wey Valley	350	350	-	-
WEY14: Land south of Wey Valley	150	-	-	-
WEY15: Land west of Southill	400	-	-	-
WEY16: Land at Markham and Little Francis	500	500	-	-
WEY17: Mount Pleasant Business Park			5.0	-
CHIC1: Chickerell: Chickerell Urban Extension	810	292	-	-
PORT1: Portland: Osprey Quay	-	-	0.8	0.8
PORT2: Portland: Former Hardy Complex	348	348	-	-
Large villages				
DOR14: Land to the West of Charminster	250		-	-
DOR15: Forston Clinic, Charlton Down	90	-	-	-
CRS1: Crossways: South of Warmwell Road	500	-	2.5	0.0
CRS2: Moreton Station / Redbridge Pit	490	-	-	-

Location	Number of homes	With consent	Employment land (ha)	With consent
CRS3: Crossways: Land adjacent to Oaklands Park	49	49	-	-
CRS4: Crossways: Frome Valley Road	140	-	-	-
CRS5: Crossways: Woodsford Fields	275	-	-	-
CRS6 - Crossways: West of Crossways	150	-	-	-
CRS7: Land adjacent to Deer Leap House	40			
Totals	11,202	1,200	33.3	15.8

NORTHERN DORSET AREA

Allocation	Number of homes	With consent	Employment land (ha)	With consent
Towns and other main settlements				
GILL1 – Gillingham Station Road	200	0	-	--
GILL2 – Gillingham: Southern Extension	1,800	90	11.6	0.0

Allocation	Number of homes	With consent	Employment land (ha)	With consent
GILL3 – Gillingham: Land at Common Mead Lane	70	0	--	--
SHAF2 – Shaftesbury: South east of Wincombe Business Park	190	190	--	--
SHAF4 – Shaftesbury: South of the A30	--	119	6.6	0.0
SHER2 – Sherborne: Sherborne Hotel	119	0	--	--
SHER3 – Sherborne: Former Gasworks	50	0	--	--
SHER4 – Sherborne: Barton Farm Extension	470	0	--	--
SHER5 – Sherborne: N of Bradford Road	220	0	--	--
SHER6 – Sherborne: S of Bradford Road	490	0	5.0	0.0
STAL2 – Stalbridge: Land east of Thornhill Road	60	0	--	--
STAL3 – Stalbridge: south of Station Road	280	0	--	--
STAL4 - Stalbridge: N of Lower Road	120	120	--	--
STAL5 - Stalbridge: S of Lower Road	150	0	--	--
STAL6 - Stalbridge: Land Adjacent to the Sidings	--	--	0.7	0

Allocation	Number of homes	With consent	Employment land (ha)	With consent
STNW4– Sturminster Newton: North Dorset Business Park	--	--	2.9	0
Totals	4,239	519	26.8	0

WESTERN DORSET AREA

Allocation	Number of homes	With consent	Employment land (HA)	With consent
BEAM1 - Beaminster: Land to the north of Broadwindsor Road	170	160	-	-
BEAM2 - Beaminster: Land at Lane End Farm	-	-	0.7	0.0
BEAM3 - Beaminster: Land to the west of Tunnel Road	120	0	-	-
BEAM4 - Beaminster: Land to the south of Broadwindsor Road			3.8	0.0
BRID2 - Bridport: Vearse Farm Urban Extension	930	760	4.0	4.0

Allocation	Number of homes	With consent	Employment land (HA)	With consent
BRID3 - Bridport: Land to the East of Bredy Veterinary Centre	40	0	-	-
BRID4 - Bridport: St Michael's Trading Estate	91	91	0.8	0.8
BRID5 - Bridport Gateway Care Village	25	0	-	-
BRID6 - Bridport: Adj. Bridport Hospital	53	53	-	-
LYME1 - Lyme Regis: Woodberry Down Extension	40	0	-	-
Totals	1,469	1,064	9.3	4.8

OPTIONAL DEVELOPMENT AREAS

Option Area	Number of homes	With consent	Employment land (HA)	With consent
ALD1 - Alderholt option 1 – Small scale expansion on land North of Ringwood Road	300	-	-	-

Alderholt option 2 - Significant expansion of Alderholt	2000	-	Potential for significant level of employment provision	-
Wool - Optional Additonal site - Land to the south of Hillside Road	100	-	-	-
Gillingham - Optional urban extension – Land west of Peacemarsh	600	-	-	-

5. APPENDIX 2 – TABLE OF PROPOSED SITES THAT CONTRIBUTE TO THE SUPPLY OF EMPLOYMENT LAND

Maps of employment sites can be found via this link:

<https://explorer.geowessex.com/dclp?layers=22098&basemap=26&x=374257.19&y=99399.02&epsg=27700&zoom=10>

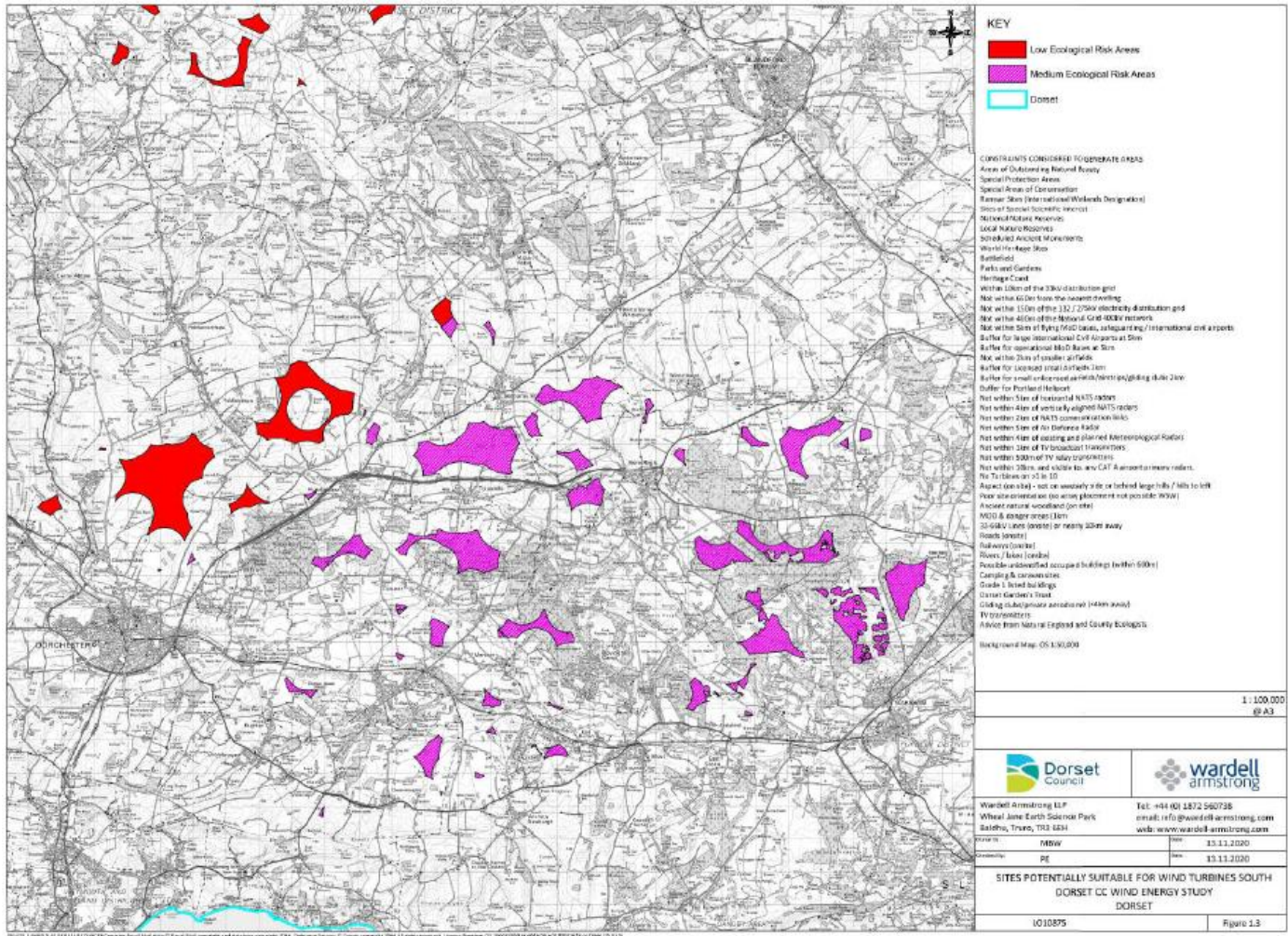
Settlement	Allocated Site	Employment Land (ha)	Key site
Blandford	Land to the North East of Blandford Forum	4.7	✓
	Land off Shaftesbury Lane	2.0	✓
Ferndown	Blunts Farm	9.0 – 30.0	✓
	Land East of Cobham Road	6.5	✓
	Land at Haskins Garden Centre	2.0	✓
Verwood	Ebblake Industrial Estate	0.7	✓
Wimborne	Brook Road (north)	2.0	✓
Woolsbridge	Land at Woolsbridge Industrial Park	12.9	✓
Bere Regis	North Street	0.7	✓

Settlement	Allocated Site	Employment Land (ha)	Key site
Holton Heath	Holton Heath Trading Park	5.7	✓
Sturminster Marshall	Extension to the Bailie Gate Industrial Estate	3.3	✓
Wool	Dorset Innovation Park	38.4	✓
Dorchester	Poundbury Mixed Use Development	6.0	X
	Poundbury Parkway Farm Business Site	1.0	✓
	Land to the North of Dorchester	10.0	✓
Weymouth	Land to the south east of Mount Pleasant Business Park	5.0	✓
	Littlemoor Urban Extension	8.0	✓
Portland	Osprey Quay	0.8	✓
Crossways	Land south of Warmwell Road	2.5	✓
Gillingham	Land south of Brickfields	11.6	✓

Settlement	Allocated Site	Employment Land (ha)	Key site
	Land north of Kingsmead Business Park	1.2	✓
Shaftesbury	Land south of the A30	6.6	✓
Sherborne	Land at Barton Farm	3.0	✓
	Land South of Bradford Road	5.0	✓
Stalbridge	South of Station Road (southern part)	0.7	✓
Sturminster Newton	North Dorset Business Park	2.9	✓
Bridport	Land at Vearse Farm	4.0	✓
	St Michael's Trading Estate	0.8	X
Beaminster	Land to the South of Broadwindsor Road	3.8	✓
	Land at Lane End	0.7	✓
Total		161.5	

SOUTHERN AREA MAP

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7. APPENDIX 4 –PROVISION OF INFRASTRUCTURE FOR ELECTRIC AND OTHER LOW EMISSION VEHICLES AS SET OUT IN DRAFT LOCAL PLAN POLICY COM9.

Residential Developments

Residential developments will be expected to include infrastructure suitable for charging electric or other ultra-low emission vehicles according to the following standards:

- for all residential development with communal off-street parking provision, at least 20% of car spaces will be expected to include active charging facilities and passive provision for all remaining spaces with the layout of the car park ensuring that all spaces can be activated as demand increases; and

For minor residential development (all developments of less than 10 dwellings):

- passive infrastructure provision for each dwelling.

For major residential development (all developments of 10 dwellings or more):

- at least 20% of dwellings will be expected to have active charging facilities, and the remaining 80% of dwellings will be expected to have passive provision; and
- at least one rapid charging point clustered with a fast charging point for every 10 car spaces provided, or in accordance with local published guidance; and
- where appropriate, the provision of an electric or ultra-low emission car club, with its own dedicated spaces including active charging facilities.

- In circumstances where off street parking is not provided within a residential development proposal, the design and layout of the development will be expected to incorporate infrastructure to enable the on-street charging of electric or other ultra-low emission vehicles to occur safely.

Non-residential Developments

In all non-residential developments providing 1 or more car parking spaces, ducting should be installed to enable provision of charging facilities for electric or other ultra-low emission vehicles.

Where 10 or more car parking bays are provided, at least 20% of those bays are required to provide active charging facilities for electric or other ultra-low emission vehicles, and passive provision is required for all remaining bays.

In major non-residential development where provision is required for taxi waiting, the taxi spaces will be expected to include active charging facilities.

8. APPENDIX 5 – TABLE OF INFORMATION REGARDING EXISTING KNOWN GRID CAPACITY ISSUES – BEING EXPLORED BY SSEN

Functional Area	Specific Site	Notes	Postcode
West	Bridport - older industrial estates -St Michael's Trading Estate and Dreadnought Trading Estate	Anecdotal reference to capacity issues	DT6 3RR DT6 3RB DT6 5BU
North	Gillingham - Brickfields	Anecdotal reference to capacity issues	SP8 4PX SP8 4LT SP8 4XF SP8 4JN SP8 4JL
North	Sturminster Newton - North Dorset Business Park and supply to town	Reports of no significant available capacity for additional development.	DT10 2GA DT10 2HP
Central	Weymouth and Chickereil – Granby Industrial Estate	Anecdotal reference to capacity issues	DT4 9TH DT4 9TJ DT4 9TB DT4 9XD DT4 9UX
Central	Dorchester - Grove Industrial Estate	Anecdotal reference to capacity issues	DT1 1ST
Central	Portland - Portland Port	Capacity issues at Portland Port potentially restricting future growth	DT5 1PP DT5 1EB

Functional Area	Specific Site	Notes	Postcode
			DT5 1PA
Southeast Dorset	Winfrith/Wool - Dorset Innovation Park	Reports of capacity issues relating to B25 substation and switchgear	DT2 8ZB DT2 8GB
Southeast Dorset	Holton Heath Trading Park	Anecdotal reference to capacity issues	BH16 6LT BH16 6LS BH16 6HX

Place & Resources Scrutiny Committee 11th May 2021 Property Strategy & Asset Management Plan Quarterly Monitoring Report

Portfolio Holder: Cllr T Ferrari, Economic Growth, Assets & Property

Local Councillor(s):

Executive Director: J Sellgren, Executive Director of Place

Report Author: Dave Thompson
Title: Corporate Director of Property & Assets
Tel: 01305 221339
Email: dave.thompson@dorsetcouncil.gov.uk

Report Status: Public

Recommendation: That the Scrutiny Committee: -

1. Review and comment upon progress in achieving the actions identified in the Property & Asset Management Strategy -Action Plan and areas needing to be given priority.

Reason for Recommendation:

Like a number of local authorities throughout the country the Council faces significant financial challenges coupled with pressures on its services, particularly, as the population ages and the demand for housing (namely affordable housing) increases.

The Council's property portfolio is extremely diverse and multi-faceted comprising a wide variety of assets. The use of property impacts on every aspect of the Council's activities and as such is an inherent part of the Council's plan and a key component in ensuring the Council achieves its goals. As such it is essential that the Council takes a holistic view of its asset base and 'adopts a one Council' co-ordinated approach to its management to ensure that it is effectively, efficiently and safety managed, fit for purpose and able to meet the needs of its service users whilst at the same time ensuring that the value/potential value of the estate is fully realised.

The effective use of the asset base will help enable the Council to meet its social and financial challenges through asset disposals, generation of capital receipts,

savings in costs through the reduction, rationalisation and improved efficiency of the estate and more importantly the generation of value through income generation and the repurposing, redirecting and reuse of land and buildings for housing, schools and other essential service needs.

On the 29th September the Place and Resources Scrutiny Committee considered and supported a report of the Corporate Director of Property & Assets which set out the approach and methodology to be used as the basis for the review of the Council's assets and the basis for determining the future shape and size of the estate.

The Property Strategy & Asset Management Plan as endorsed by Cabinet in November 2020 is a key component of the Council's transformation strategy in order to help services meet their changing service needs and assisting the council in meeting its statutory obligations, its social and economic aspirations whilst at the same making a significant contribution to overcoming the financial challenges that it faces.

Whilst the Place and Resources Scrutiny Committee had previously considered and supported a report on the asset management methodology in Sept 2020 the report subsequently considered by Cabinet in November 2020 included further detail on areas including timescales and processes together with points previously raised by Scrutiny. As a result the report was brought back to a Scrutiny Committee in December 2020 for information and assurance and in a response to a request by the Committee the Corporate Director of Property & Assets agreed to provide a quarterly monitoring report in respect of the eleven point action plan, as shown at Appendix 1, that formed part of the November 2020 Cabinet paper.

This report is the first such update, the status and progress of which is reflective of the early stages of the implementation programme following completion of the following phases:-

- Discovery and Research
- Restructuring and Resource mobilisation

1. Executive Summary

The Council has a wide and diverse variety of property interests geographically spread throughout and across Dorset.

The Council Plan identifies that the effective utilisation of the Council's property assets forms one of the six transformational programmes that the council is undertaking.

The Council's primary aims are to: -

- Rationalise the property estate, reduce costs and identify assets that are suitable for disposal or redevelopment
- To improve the condition of the estate and reduce its environmental impact
- Adapt the council's office accommodation in order to alter its estate and modernise its workspace to meet the needs of future agile working and the aims of the Dorset Workplace
- To seek to maximise the value of the estate by creating income generation opportunities, disposing of or repurposing poor performing assets in order to create greater social, commercial and economic returns

In order both to achieve its wider goals and in the face of continual financial pressures the Council needs to review the size, efficiency and occupation of both its operational and commercial estate and have a clear mechanism, rationale and process for determining property need, the best use of property and ensuring it achieves best value from its estate through disposal or re-development of assets.

The Property Strategy and Asset Management Plan sets out an action plan and delivery programme of how this will be achieved against which progress can be monitored and reported.

2. Financial Implications

Through the rationalisation of the property estate and the re-provisioning of existing assets the Council will be able to generate not only efficiency savings and capital receipts but also generate income and both commercial and social value through the repurposing and redirection of the existing estate in order to meet the Council's social, economic and financial needs and aims.

Costs and benefits will be approved and reported on an individual project basis in accordance with the Council's governance and approval processes and procedures.

3. Climate implications

The Council has declared a climate and ecological emergency and is committed to taking direct action to reduce the negative environmental impact of our services.

Included within the Council's Draft Climate & Ecological Emergency Strategy is a Buildings & Built Assets Detailed Technical Paper which has established a series of objectives and an action plan for the estate to ensure that it becomes zero carbon by 2040.

The Property Strategy and Asset Management Plan recognises the above objectives and as part of any Asset Review and new Council developments will

work to implement the necessary actions in order to reach the Council's carbon-reduction target.

4. Other Implications

The implementation of the Dorset Workplace, any possible office closures or changes together with the implementation of new or different ways of working may require employee and Trade Union consultation will be considered on a project by project basis.

In addition, certain changes particularly those that may affect or impact on service or other public provision may also require public consultation.

Acquisitions, disposals and the creation of any form of joint venture or new legal entity will require Legal and Finance input.

5. Risk Assessment

Having considered the risks associated with this decision, the level of risk has been identified as:

Current Risk: Low

Residual Risk: Low

6. Equalities Impact Assessment

It is envisaged that there will be a series of individual projects that will emanate from this strategy. As individual projects are developed and brought forward for approval a separate EQIA will be prepared for each.

7. Appendices

- Appendix 1 Property & Asset Management Strategy Action Plan

8. Background Papers

- The Dorset Council Plan 2020-2024
- Dorset Workplace
- Property Strategy & Asset Management Plan
- Property Strategy & Asset Management-Methodology Report

9. Background

9.1 In 2019 Avison Young were commissioned following Local Government Reorganisation (LGR) to undertake a review of the Estate.

9.2 They identified that the Authority owned or leased 1,409 property assets

(land and buildings) consisting of 36 different classifications of assets and distributed across 22 locations throughout Dorset.

- 9.3 The Council owns a total of 608 sites which have buildings on them for which it is responsible (excluding schools).
- 9.4 The property portfolio can be broken down into two main elements namely Commercial Assets of which there are 355 from which it earns income from third parties and Operational Assets (including any heritage and community assets) for the provision of services which consists of 1,054 assets.
- 9.5 For the purposes of the Action Plan these two groups (excluding schools and recreational sites accounting for 304 assets) were broken down further into the following three groupings: -
- 223 Operational Assets consisting of offices (excluding those leased to third parties and those leased from NHS for which no rent is paid and reciprocal arrangements are in place) , libraries, day centres, youth centres, residential homes, family centres, adult education centres, nurseries, museums, depots and stores.
 - 355 Commercial Assets from which rental income is obtained which includes hotels, farms, industrial and retail units.
 - 520 Other assets such as housing (freehold and leasehold), cemeteries and crematoria, leisure and outdoor education centres, markets, car parks, public conveniences, allotments, harbour assets, land parcels, Gypsy and Traveller sites, Infrastructure assets, Garages, Access Rights and miscellaneous assets.
- 9.6 In addition there are currently seven former operational and educational assets that have been declared surplus which are in the process of either being disposed of or repurposed.

10. The Eleven Point Action Plan

Action 1 Review of 223 Operational Assets

- 10.1 Of the designated Operational Assets 53% are recorded as offices, depot and storage locations. A significant amount of work is currently being undertaken with regard to the Office Estate as detailed in paragraphs 10.7 to 10.14 below.
- 10.2 Avison Young identified that there were currently 86 depots, workshops, stores and a variety of waste collection, waste processing, recycling and highways facilities located throughout Dorset. A number of these sites, however, whilst being identified as stores are, in fact, small land parcels

providing storage capacity for asphalt and chippings with little or no value. Eunomia a leading waste and logistics consultancy were commissioned to support a property review in order to ascertain the type of asset held within the portfolio. A project Group has been established to review the Council's waste facilities and future requirements.

- 10.3. Of the remaining assets which are predominantly within Adult's, Children's and Customer Services a review of the property assets would form part of any Service reviews being or to be undertaken and as such a programme or plan for which has yet to be established.

Action 2 Development of Service Planning & Property Requirements

- 10.3 The property requirements needed to maintain and improve services sit at the heart of the process. Services will develop outline property requirements upon which decisions can be made.
- 10.4. A review of the Property Portfolio within each service area is being undertaken which will align with Service plans and requirements from which a set of priorities and a plan can be established based upon the 4 Box Model as set out in the Property Strategy & Asset Management Plan.
- 10.5 Arising from the reviews will be a series of individual strategies, development projects, acquisitions or disposals focused on particular assets or groups of assets which will align themselves to the Council's Economic Growth Strategy, Climate and Ecological Emergency Strategy together with the Draft Local Plan, Waste Local Plan, future Housing Strategy and key service strategies namely Children's 'Blueprint for Change' and SEND strategies together with Adult Services 'Building Better Lives.
- 10.6 Work in this regard has commenced and is progressing in accordance within the proposed timeframes.

Action 3 The Office Estate & Agile Working

- 10.7 The Council employs around 4,500 people (excluding schools based staff) of which 3,000 work from office environments either for all or part of their time. The majority of these staff are located in Dorchester and this is where the bulk of the desk capacity is currently located.
- 10.8 The asset register and the Avison Young study shows that the Council owns and leases 64 offices and administration buildings of which 7 to date have been identified as surplus to requirements, 16 are leased entirely third parties, 17 are leased/licensed from other NHS bodies at no cost as space is reciprocated within Council buildings, 9 offices are

occupied by a single service within the Council, 14 are multi-functional offices occupied by the Council and there is 1 Weymouth office on a long lease. The Council's primary focus is to rationalise, consolidate and reduce further the 24 offices which it currently occupies. It should be noted, however, that within these numbers County Hall is made up of three sites (County Hall, South Annexe and East Annexe), the history Centre is also included although it has limited office space and that the 3 Harbour authority offices have also been included.

- 10.9 Whilst the concepts of 'hot desking' and agile working have been introduced in a number of organisations in recent years changes to technology and access to information has allowed for work to be done differently and more flexibly. More recently the necessary response to the Covid 19 pandemic have accelerated and accentuated this and has presented the need to work remotely in different ways. This has brought about a change at a rate that previously could not have been imagined, both in working practices and to attitudes staff and managers had about working remotely. This has been reflected in recent staff feedback from surveys and various forums and as reflected in recent discussions with senior managers when discussing future service requirements.
- 10.10 Property formed one of the workstreams within the Dorset Workplace and the review and work undertaken by the Administrative Offices team informed a major element of the paper presented to Cabinet in October 2020 on the Dorset Workplace
- 10.11 Prior to Covid following LGR work had already commenced on a review of the office estate and as a result the leases at Allenvue House in Wimborne and Princes House in Dorchester are being terminated in 2021 in accordance with the lease break provisions. There are a small number of other properties for which the Council has entered into a lease and as a matter of principle, wherever possible and at the earliest opportunity the Council will seek to terminate such leases associated with buildings that it is renting for administrative and operational purposes on the proviso that, dependent on need, the Council can accommodate the service utilising such buildings within its existing wholly owned estate.
- 10.12. In addition, it has recently been decided to create a 'public service/civic hub' at Colliton Park and to consolidate the Councils office requirements on the site which will lead the Council vacating South Walks House and future rationalisation and consolidation of the Dorchester estate.
- 10.13. A significant programme of work associated with lease terminations and relocations is currently underway in relation to the current phase of the office rationalisation programme and is primarily associated with Princes House, Allenvue House and South Walks House.

- 10.14 A fundamental driver in the review of the office estate is to undertake a further process of consolidation of services into fewer, better properties that reflect the requirement for Children's and Adult services in particular to operate closer to the communities to which they serve and as such the need to create a regional multi-purpose office network in 4/5 locations throughout Dorset is being considered and planned.

Action 4 Corporate Landlord

- 10.15 In reviewing the various approaches to Property and Asset Management consideration has been given to the different approaches taken by other Local Authorities particularly with regard to the 'Corporate Landlord' model.
- 10.16 A number of Local Authorities have adopted 'Corporate Landlord' models in accordance with CIPFA (The Chartered Institute of Public Finance & Accountancy) recommendations and guidance. It is the predominant asset management model used by large private sector organisations and is increasingly used in local government
- 10.17 The Council has gone some way towards implementing a Corporate Landlord Model informally in that there is one property function which manages the assets and asset related budgets.
- 10.18. An upgrade to the Property Management System which is seen as essential to ensuring the provision of accurate data and a vital component in the successful introduction of a corporate landlord model has been agreed and implementation will be commencing in the near future.

Action 5 Governance

- 10.19 Legal have and are conducting an internal Governance review within the Place Directorate and of the management of Capital Projects which is due to be completed by the end of May 2021.
- 10.20 The Governance guidelines with regard to approvals relating to Property matters is well established and for those major decisions in excess of £500k are being approved by Cabinet except where delegation has been given by the Leader to the relevant Portfolio Holder.

Action 6 Resourcing

- 10.21 In order for the Council to deliver its property programmes at pace appropriate resources are required and internal resources repurposed and re-organised to reflect the new priorities.

- 10.22 A major restructuring exercise of the Property Directorate has recently been concluded with a new structure commencing on the 1st May 2021. This new structure will allow for resources to be rebalanced with added focus being given to the review, repurposing, development or disposal of assets.
- 10.23 Following approval of the Property Strategy & Asset Management by Cabinet in November 2020 a sum of £250k has been approved to support feasibility studies. As a result work has commenced on projects such as North Quay, Weymouth Bowl as well as the repurposing of South Walks House and South Annexe. Now that the restructuring exercise has been complete further resources can be directed to bringing forward a number of other schemes in the near future.

Action 7 Project Delivery

- 10.24 The Council's plans for disposals has been severely disrupted as a result of Covid and the proposed programme has been subject to significant delays and changes.
- 10.25 At the end of the financial year, however, the Council has completed four disposals generating c£4.6m in capital receipts. In addition a freehold sale to Weyfish has recently been concluded on behalf of the Harbour Authority and earlier in the year the completion of a land sale to Draper Innovation and the conclusion of an agreement for the MOD to invest within the Park on behalf of the Dorset Innovation Park.
- 10.26 There are currently a further 6-8 disposals in progress that are planned to complete within the next 6-9 months.
- 10.27 Whilst it is recognised that the Council is seeking to rationalise and maximise the use of its own portfolio it is recognised that it may well have to acquire or lease assets to meet particular needs and requirements. At the end of the last calendar year two acquisitions were completed namely St Mary's School in Shaftesbury and the buying back of the long leasehold interest in Hardy House the YHA facility in Portland in support of Adult's Services.
- 10.28 As and when required sufficient resources will be provided to support any such acquisitions as required and necessary.

Action 8 Review of the Commercial Portfolio (355 Assets)

- 10.29 The Council holds a commercial portfolio of approximately 355 property assets generating rental income of c£4.25m per annum (excluding any rental income associated with care facilities).

- 10.30 Of these assets 226 (63%) fall within just 4 categories: -
- 62 Hotels & Holiday Parks
 - 53 Farms
 - 118 Industrial Units
 - 34 Retails Units
- 10.31 Not only does the Property team manage the estate but also supports the management activities associated with the Dorset Innovation Park and the Harbours.
- 10.32 The key objectives of the portfolio are not only to generate a commercial return and positive cashflows but to actively manage the estate to minimise risk, ensure a good quality mix of tenants to invest in and support the local economy whilst providing opportunities for start-up businesses as well as training opportunities.
- 10.33 Where appropriate assets will be sold or re-purposed where they are under performing or where greater social and commercial returns can be generated. New investment will be considered where opportunities exist that can provide a solid return and reliable cashflows or where an investment is considered strategic to allow for future growth opportunities or protection of existing investments. Such opportunities will be treated on a 'case by case' basis and judged on individual merit.
- 10.34 Following completion and implementation of the new structure resource will now be identified and allocated to the review of the strategy for each of the key portfolio groups and supported where necessary by appropriate expert external resources in accordance with the proposed programme.
- 10.35 In the meantime, transactions, that are not considered strategic in nature and have a significant impact on a portfolio will continue to be transacted as 'Business as Usual' such as the recent letting of a lease for the Sherborne Hotel in Weymouth.

Action 9 Review of Other Assets (520 Assets) plus 7 Surplus Assets

- 10.36 The review of these assets has commenced and dovetails in part with other Service reviews being or planned to be undertaken within the organisation such as the 'Leisure Review', Parking Review and following the granting of the Harbour Revision Order the 'Harbours Strategy Plan'.
- 10.37 Consideration is also currently being given to the Councils statutory responsibilities and obligations in certain areas such as Allotments, Closed Cemeteries and Infrastructure Assets (such as private sewerage works) which will determine the Council's approach to its ownership and the management and maintenance of such assets.

- 10.38 Resources have also been allocated to review certain aspects of the portfolio such as land strips and garage holdings for example which will determine the value and potential of the assets within each of the various categories. Work is continuing in accordance with the plan in this regard.
- 10.39 There are seven major sites which have been previously identified as surplus including, amongst others, North Quay and the former East Dorset Council offices at Furzehill. Reviews of these sites are currently in the process of being undertaken in accordance with the process set out within the Property Strategy & Asset Management Plan and will be brought forward for consideration and approval by Cabinet at an appropriate time.

Action 10 One Public Estate

- 10.40 Building on established relationships and as part of the 'one public estate' programme closer working with other public sector bodies such as the various health organisations and the emergency services to seek to share and utilise more efficiently the public estate is seen as a key priority with the Council playing a key part in this across Dorset.
- 10.41 In addition closer collaboration with the Town and Parish Councils to share space and explore opportunities will be beneficial in driving down costs, identifying development opportunities and potentially generating income.
- 10.42 It is envisaged that as the 'public service/civic hub' concept is developed more of the Council's third sector partners may wish to share office space together with colleagues in the CCG and NHS who are currently leasing floorspace in the open market. The sharing of premises with other public sector bodies is also desirable and in line with the principles of the 'one public estate' although it should be noted that there are a number of locations where the Council's Adult Care Services and the NHS are co-located currently. There is currently a number of exploratory discussions being undertaken with a number of public sector bodies with regard to the sharing of existing office space and facilities.
- 10.43 Work has commenced and is ongoing in this regard but is in the early stages.

Action 11 Joint Ventures

- 10.44 Arising from the asset review, the Council will create lists of future development schemes, prioritise these schemes based on speed, extent of delivery, revenue income, meeting housing demand and economic development objectives.

- 10.45 Using the review process, it will also determine the best delivery method for the development including: -
- Direct Delivery
 - Joint ventures
 - Collaboration agreements with other Public Sector Partners
- 10.46 It is recognised, however, that the Council particularly in higher risk, more complex, regeneration type projects will need to establish and create different delivery models and will need to collaborate and partner with others in order to access resources, expertise and to mitigate risk.
- 10.47 As schemes and projects are brought forward for approval the delivery model will form part of the decision making process.
- 10.48 Work to identify potential or possible partners, the process to establish such a venture and the legal and commercial framework to establish such an arrangement has yet to commence.

11. Summary & Conclusion

- 11.1 The Council Plan identifies that effective utilisation of the Council's property assets form one of the six transformational programmes that the Council is undertaking.
- 11.2 The Property Strategy & Asset Management Plan seeks to set out a framework for decision making for how the Council can utilise its assets to unlock opportunities for housing, provide opportunities for economic growth and regeneration, support community initiatives, generate savings and income in order to protect services and deliver greater financial and social returns.
- 11.3 The Eleven Point Action Plan sets a framework within which the Property Strategy & Asset Management Plan will be delivered.
- 11.4 This Quarterly Update Report is the first such report monitoring progress against plan and should recognise that this project is at an early stage and is multi-faceted.
- 11.5. Future reports will incorporate RAG reviews and provide for savings and benefits to be clearly seen and measured in accordance with key performance indicators.

Appendix 1: Property & Asset Management Strategy-Action Plan

Action No	Action	Detail	Immediate Deadline	Completion Deadline
	Review of 223 Operational Assets (Assets less commercial assets, schools, car parks, recreational sites, harbours, leisure centres, land, housing, garages, surplus assets, access rights, markets and offices leased to third parties, traveler sites, shared offices on third party sites at no charge)	The Council is seeking to review its operational assets to ensure the right mix and type and where possible consolidate operational assets over the next 3-5 years Targets to be agreed as part of and following service consultations	Sept 2021	2024
1b		Develop the detailed process for capturing, analysing and planning for future use of surplus property-in order to ensure property is back in use, developed or disposed of as quickly as possible, reducing holding time/ costs	March 2021	
1c		Appraise opportunities for re-use, disposal or development and prepare implementation timetable-aligned to consultation-in case asset declared surplus	Sept 2021	
1d		Once all operational assets reviewed then repeat every 3 years		2024

2	Development of Service Property Strategies	Service property requirement strategies for years 2-5 by Sept 2021	Sept 2021	March 2021
3	Agile Working	Agile working is implemented to support the reduction in office space 2021/22 to reflect new desk ratios following service consultations. Ref Dorset Workspace actions	Sept 2021	March 2022

4a	Corporate Landlord	Fully implement and embed the Corporate Landlord model within the Council's property function	June 2021	June 2021
4b		Ensure the development of a robust asset management plan of investment	Ongoing	Ongoing
4c		Specify, procure and implement an upgrade/ replacement for the Technology Forge/BIM system with assessment by Sept 2021 and implementation by March 2022	Sept 2021	March 2022
5a	Governance	Complete a review of governance relating to property, assets	December 2020	December 2020
5b		Complete a review of the decision making process relating to project delivery, including procurement, scheme of delegation and approvals. Amend the constitution if required	December 2020	Dec 2020-March 2021
6	Resourcing	Ensure the projects and delivery plan are fully and appropriately resourced including the implementation of any new management structure required to support the Corporate landlord model. Plan for implementation to be ready end June 2021	June 2021	June 2021
7a	Project Delivery	Current surplus freehold and leasehold assets that have been identified for disposal or termination to be completed between March-June 2021	March-June 2021	March-June 2021
7b		Initial list of Priority projects to be established no later than June 2021	June 2021	June 2021
7c		Delivery of the future pipeline of work, including disposals must be resourced to create a future capital and revenue income stream. Develop resource model as part of capital programme development	June 2021	June 2021

8a	Review of the Commercial Portfolio (355 assets)	An initial review of the commercial asset categories and the assets within them should be undertaken to identify whether they are generating adequate returns, could be repurposed to provide greater value and determine whether they fulfill the Councils economic aims	Sept 2021	Sept 2021
8c		Priorities assets based on high cost/low performance, strategic, potential opportunity value, lease status	April-Sept 2021	Sept 2021
8d		Develop an implementation plan for approval and delivery of resulting priority projects	April-Sept 2021	Sept 2021
8e		Complete analysis of the next tranche of asset analysis as per the process and priorities	Sept 2021-March 2022	March 2022
9a	Review of all other 520 Assets (excluding schools/recreational areas include land, garages, housing, allotments, car parks, toilets etc)	All other assets should be reviewed to identify whether they are operating efficiently, effectively, are core Council assets, have alternative or complimentary purposes that add value, have a future requirement	March to Sept 2021	Sept 2021
9c		Priorities assets based on high cost/low performance, redevelopment opportunity etc	April-Sept 2021	Sept 2021
9d		Develop an implementation plan for approval and delivery of resulting priority projects	April-Sept 2021	Sept 2021
9e		Complete analysis of the next tranche of asset analysis as per the process and priorities	Sept 2021-March 2022	March 2022
10a	One Public Estate	Re-establish the working group of public sector bodies to review 'one public estate' opportunities	June 2021	June 2021
10b		Develop a list of potential opportunities and co-working opportunities involving the Dorset Property portfolio	June 2021	June 2021
10c		Implement a series of initiatives that deliver efficiencies and improvements from co-location in accordance with the 'one public estate' principles	July 2021-March 2022	March 2022
11	Joint Ventures	Establish a legal and financial model for possible Joint Venture working/arrangements	Sept 2021-March 2022	Sept 2021-March 2022

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Place and Resources Scrutiny Committee – DRAFT Forward Plan

Title	Description	Date of committee meeting	Requested by	Report author	Portfolio Holder	Other meetings? (SLT / CLT / Cabinet)
Grid capacity – scoping paper to agree if further review required	To ensure that the matter of grid capacity is fully considered as part of the preparation of the local plan, and that the council is fully informed on the matter so as to be able to lobby and work with providers to make the necessary improvements.	11 May 2021	Requested by this committee plus also highlighted through Reset & Recovery Executive Advisory Panel	Hilary Jordan – Service Manager for Spatial Planning	Cllr David Walsh - Portfolio Holder for Planning	
Property Strategy & Asset Management Strategy Action Plan – quarterly high level monitoring report	Review and comment upon progress in achieving the actions identified in the Property & Asset Management Strategy Action Plan and areas needing to be given priority.	11 May 2021 To agree dates when future reports are received	Requested by this committee 1 December 2020	Dave Thompson – Corporate Director for Property & Assets	Cllr Tony Ferrari - Portfolio Holder for Economic Growth, Assets & Property	

Title	Description	Date of committee meeting	Requested by	Report author	Portfolio Holder	Other meetings? (SLT / CLT / Cabinet)
Community Infrastructure Levy Spending	Position report/scoping for possible further review - ensuring that developer contributions are allocated in line with the agreed position & are put back into community facilities	13 July 2021	Requested by Chairman / this committee	Andy Galpin – Implementation Team Leader	Cllr David Walsh - Portfolio Holder for Planning	Cabinet – 27 July 2021
Performance Scrutiny	To review the most recent performance information and use this to agree items to add to the committee forward plan for further analysis	13 July 2021	David Bonner – Service Manager – BI & Performance	David Bonner – Service Manager – BI & Performance	Cllr Peter Wharf - Portfolio Holder for Corporate Development & Change	
Dorset Council Scrutiny Committees: Adding Value to Dorset's Covid-19 Recovery Strategy	To agree the role of the Scrutiny Committees in Dorset's Covid-19 Recovery Work	13 July 2021	Reset & Recovery Executive Advisory Panel	Rebecca Forrester – Business Partner – Policy, Research & Performance	Cllr Spencer Flower – Leader of Council Lead Member – Cllr Noc Lacey-Clarke	

Title	Description	Date of committee meeting	Requested by	Report author	Portfolio Holder	Other meetings? (SLT / CLT / Cabinet)
External Communications policy	Review of policy 6 months after implementation	16 November 2021	Chairman of committee	Jen Lewis – Service Manager for Communications & Engagement	Cllr Spencer Flower - Leader of the Council	
Performance Scrutiny	To review the most recent performance information and use this to agree items to add to the committee forward plan for further analysis	16 November 2021	David Bonner – Service Manager – BI & Performance	David Bonner – Service Manager – BI & Performance	Cllr Peter Wharf - Portfolio Holder for Corporate Development & Change	
Budget Scrutiny (Single Item meeting) <i>Arrangements to be confirmed</i>	Consideration of the budget proposals before proceeding to produce the final budget paper for recommendation to Cabinet on 18 January 2022.	10 December 2021	Part of annual budget process	Jim McManus – Corporate Director – Finance & Commercial	Cllr Gary Suttle – Portfolio Holder for Finance, Commercial & Capital Strategy	Cabinet – 18 January 2022 Full Council – 15 February 2022
Planning Advisory Service Peer Review of Dorset Council's Planning Service	Progress report on implementation of the action plan	25 January 2022	Cabinet – 8 December 2020	Mike Garrity – Head of Planning	Cllr David Walsh - Portfolio Holder for Planning	

Title	Description	Date of committee meeting	Requested by	Report author	Portfolio Holder	Other meetings? (SLT / CLT / Cabinet)
Transforming Cities Fund	Progress update	25 January 2022	Requested by this committee – 1 December 2020	Wayne Sayers – Transport Planning Manager	Cllr Ray Bryan - Portfolio Holder for Travel, Highways and Environment	
Performance Scrutiny	To review the most recent performance information and use this to agree items to add to the committee forward plan for further analysis	8 March 2022	David Bonner – Service Manager – BI & Performance	David Bonner – Service Manager – BI & Performance	Cllr Peter Wharf - Portfolio Holder for Corporate Development & Change	
		25 April 2022				
		26 May 2022				



The Cabinet Forward Plan - April to July 2021 (Publication 16 April 2021) For the period 1 APRIL 2021 to 31 JULY 2021

Explanatory Note:

This Forward Plan contains future items to be considered by the Cabinet and Council. It is published 28 days before the next meeting of the Committee. The plan includes items for the meeting including key decisions. Each item shows if it is 'open' to the public or to be considered in a private part of the meeting.

Definition of Key Decisions


Key decisions are defined in Dorset Council's Constitution as decisions of the Cabinet which are likely to -

- (a) to result in the relevant local authority incurring expenditure which is, or the making of savings which are, significant having regard to the relevant local authority's budget for the service or function to which the decision relates (**Thresholds - £500k**); or
- (b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards or electoral divisions in the area of the relevant local authority."

In determining the meaning of "*significant*" for these purposes the Council will have regard to any guidance issued by the Secretary of State in accordance with section 9Q of the Local Government Act 2000 Act. Officers will consult with lead members to determine significance and sensitivity.

Cabinet Portfolio Holders 2020/21

Spencer Flower	Leader / Governance, Performance and Communications
Peter Wharf	Deputy Leader / Corporate Development and Change
Gary Suttle	Finance, Commercial and Capital Strategy
Ray Bryan	Highways, Travel and Environment
Tony Ferrari	Economic Growth, Assets & Property
David Walsh	Planning
Jill Haynes	Customer and Community Services
Andrew Parry	Children, Education, Skills and Early Help
Laura Miller	Adult Social Care and Health
Graham Carr-Jones	Housing and Community Safety

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
April - Additional meeting					
Outcome from consultation on provision in Shaftesbury Key Decision - Yes Public Access - Open To report on the outcome of the consultation.	Decision Maker Cabinet	Decision Date 29 Apr 2021		Portfolio Holder for Children, Education, Skills and Early Help	<i>Executive Director, People - Children (Theresa Leavy)</i>
May					
 Dorset Cultural Strategy 2021 - 2026 Key Decision - Yes Public Access - Open	Decision Maker Cabinet	Decision Date 18 May 2021	People and Health Overview Committee 4 May 2021	Portfolio Holder for Customer and Community Services	<i>Paul Rutter, Service Manager for Leisure Services paul.rutter@dorsetcouncil.gov.uk Executive Director, Place (John Sellgren)</i>
Annual Children's Services Self-Evaluation Framework Key Decision - Yes Public Access - Open To consider the annual Children's Services Self-Evaluation Framework.	Decision Maker Cabinet	Decision Date 18 May 2021	People and Health Scrutiny Committee 20 Apr 2021	Portfolio Holder for Children, Education, Skills and Early Help	<i>Claire Shiels, Corporate Director - Commissioning, Quality & Partnerships claire.shiels@dorsetcouncil.gov.uk Executive Director, People - Children (Theresa Leavy)</i>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
<p>West Parley Eastern Link Road - Forward Funding</p> <p>Key Decision - Yes Public Access - Fully exempt</p> <p>This item seeks to reaffirm the Council's commitment to forward funding and agreement of associated terms. This item was deferred from Cabinet of 2 March 2021.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 18 May 2021</p>		<p>Portfolio Holder for Highways, Travel and Environment</p>	<p><i>Neil Turner, Development Team Leader, Highways</i> <i>neil.turner@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>
<p>Leisure Services Review</p> <p>Key Decision - Yes Public Access - Fully exempt</p> <p>Update on the Leisure Services Review as a follow up to the 6th October 2020 - Cabinet meeting</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 18 May 2021</p>		<p>Portfolio Holder for Customer and Community Services</p>	<p><i>Paul Rutter, Service Manager for Leisure Services</i> <i>paul.rutter@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>
<p>Protocol for Planning Obligations Funding Allocation Community Schemes</p> <p>Key Decision - Yes Public Access - Open</p> <p>To set out a protocol for determining suitability of eligible bodies entrusted to spend s106 financial contributions that have been collected for a specific purpose. To ensure the Council has a consistent, transparent and fair set of principles in place to secure the contributions are managed in accordance with the purposes for which they were collected.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 18 May 2021</p>		<p>Portfolio Holder for Planning</p>	<p><i>Mike Garrity, Head of Planning</i> <i>mike.garrity@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
<p>Youth Justice Plan</p> <p>Key Decision - Yes Public Access - Open</p> <p>To approve the Youth Justice Plan.</p>	<p>Decision Maker Dorset Council</p>	<p>Decision Date 15 Jul 2021</p>	<p>People and Health Scrutiny Committee 20 Apr 2021</p> <p>Cabinet 18 May 2021</p>	<p>Portfolio Holder for Children, Education, Skills and Early Help</p>	<p><i>David Webb, Manager - Dorset Combined Youth Justice Service</i> <i>david.webb@bcpcouncil.gov.uk</i> <i>Executive Director, People - Children (Theresa Leavy)</i></p>
<p>Dorset Council Climate and Ecological Emergency Strategy</p> <p>Key Decision - Yes Public Access - Open</p> <p>Following public consultation, this report will present the results of the consultation and the post consultation updated final version of the Climate and Ecological Emergency Strategy for approval.</p> <p>Deferred from Cabinet meeting of 6 April 2021.</p>	<p>Decision Maker Cabinet</p> <p>Dorset Council</p>	<p>Decision Date 6 Apr 2021</p> <p>15 Jul 2021</p>	<p>Place and Resources Scrutiny Committee 25 March 2021</p> <p>Cabinet 6 April 2021</p> <p>Place and Resources Scrutiny Committee 11 May 2021</p> <p>Cabinet 18 May 2021</p>	<p>Portfolio Holder for Highways, Travel and Environment</p>	<p><i>Antony Littlechild, Community Energy Manager</i> <i>antony.littlechild@dorsetcouncil.gov.uk</i>, <i>Matt Reeks, Service Manager for Coast and Greenspace</i> <i>matt.reeks@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>
<p>Redlands Community Sports Hub</p> <p>Key Decision - Yes Public Access - Fully exempt</p> <p>To consider a report on Redland Community Sports Hub.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 18 May 2021</p>		<p>Portfolio Holder for Customer and Community Services</p>	<p><i>Dave Thompson, Corporate Director for Property & Assets</i> <i>dave.thompson@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
June					
<p>Dorset Council Budget Quarterly Performance Report - Q4</p> <p>Key Decision - No Public Access - Open</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>	<p>Audit and Governance Committee 19 Apr 2021</p>	<p>Portfolio Holder for Finance, Commercial and Capital Strategy</p>	<p><i>Jim McManus, Corporate Director - Finance and Commercial</i> <i>J.McManus@dorsetcc.gov.uk</i> <i>Executive Director, Corporate Development - Section 151 Officer (Aidan Dunn)</i></p>
<p>Weymouth Harbour and Esplanade Flood and Coastal Risk Management Strategic Outline Case</p> <p>Key Decision - Yes Public Access - Open</p> <p>This project will utilise the adopted 2020 strategy to produce a Strategic Outline Case (SOC) that gains approval from the Environment Agency's Large Project Review Group. It will provide companion document to the adopted 2020 strategy, containing additional technical detail in line with the Environment Agency's guidance for producing SOC's</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Highways, Travel and Environment</p>	<p><i>Sarah Cairns, Assistant Head of Assets and Infrastructure</i> <i>sarah.cairns@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>
<p>Asset Transfer Policy</p> <p>Key Decision - Yes Public Access - Open</p> <p>To review the policy for the transfer of assets to towns, parish and community groups.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>	<p>Place and Resources Overview Committee 1 Jun 2021</p>	<p>Portfolio Holder for Economic Growth, Assets and Property</p>	<p><i>Dave Thompson, Corporate Director for Property & Assets</i> <i>dave.thompson@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
<p>Dorset Care Framework</p> <p>Key Decision - Yes Public Access - Open</p> <p>To review and approve the new framework for Adult Social Care</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Adult Social Care and Health</p>	<p><i>Jeanette Young, Interim Head of Commissioning & Improvement</i> <i>jeanette.young@dorsetcouncil.gov.uk</i> <i>Vivienne Broadhurst</i></p>
<p>Encompass Contract</p> <p>Key Decision - Yes Public Access - Fully exempt</p> <p>To consider a review of encompass contract</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Adult Social Care and Health</p>	<p><i>Jeanette Young, Interim Head of Commissioning & Improvement</i> <i>jeanette.young@dorsetcouncil.gov.uk</i> <i>Vivienne Broadhurst</i></p>
<p>Princuro Options Paper</p> <p>Key Decision - Yes Public Access - Fully exempt</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Adult Social Care and Health</p>	<p><i>Jeanette Young, Interim Head of Commissioning & Improvement</i> <i>jeanette.young@dorsetcouncil.gov.uk</i> <i>Vivienne Broadhurst</i></p>
<p>Dorset Council Plan Quarterly Performance Report - Q4</p> <p>Key Decision - No Public Access - Open</p> <p>To review the Quarter 4 Performance Report.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Deputy Leader - Corporate Development and Change</p>	<p><i>Bridget Downton, Head of Business Insight and Corporate Communications Chief Executive (Matt Prosser)</i></p>
<p>Arne Parish Neighbourhood Plan 2018 - 2034</p> <p>Key Decision - Yes Public Access - Open</p> <p>The item relates to the making (adoption) of the neighbourhood plan following on from an independent examination and referendum.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Planning</p>	<p><i>Ed Gerry, Principal Planning Policy Team Leader</i> <i>ed.gerry@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
<p>Blandford + Neighbourhood Plan 2011 - 2033</p> <p>Key Decision - Yes Public Access - Open</p> <p>The item relates to the making (adoption) of the neighbourhood plan following on from an independent examination and referendum.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Planning</p>	<p><i>Ed Gerry, Prinicpal Planning Policy Team Leader ed.gerry@dorsetcouncil.gov.uk Executive Director, Place (John Sellgren)</i></p>
<p>Chickerell Town Neighbourhood Plan 2019 - 2036</p> <p>Key Decision - Yes Public Access - Open</p> <p>The item relates to the making (adoption) of the neighbourhood plan following on from an independent examination and referendum.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Planning</p>	<p><i>Philip Reese, Senior Planning Policy Officer philip.reese@dorsetcouncil.gov.uk Executive Director, Place (John Sellgren)</i></p>
<p>Milton Abbas Neighbourhood Development Plan 2019 - 2031</p> <p>Key Decision - Yes Public Access - Open</p> <p>The item relates to the making (adoption) of the neighbourhood plan following on from an independent examination and referendum.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Planning</p>	<p><i>Ed Gerry, Prinicpal Planning Policy Team Leader ed.gerry@dorsetcouncil.gov.uk Executive Director, Place (John Sellgren)</i></p>
<p>Portland Neighbourhood Plan 2017 - 2031</p> <p>Key Decision - Yes Public Access - Open</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 22 Jun 2021</p>		<p>Portfolio Holder for Planning</p>	<p><i>Joanne Langrish-Merritt, Senior Planning Policy Officer joanne.langrish-merritt@dorsetcouncil.gov.uk Executive Director, Place</i></p>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
The item relates to the making (adoption) of the neighbourhood plan following on from an independent examination and referendum.					<i>(John Sellgren)</i>
Puddletown Neighbourhood Plan 2019 - 2031 Key Decision - Yes Public Access - Open The item relates to the making (adoption) of the neighbourhood plan following on from an independent examination and referendum.	Decision Maker Cabinet	Decision Date 22 Jun 2021		Portfolio Holder for Planning	<i>Joanne Langrish-Merritt, Senior Planning Policy Officer joanne.langrish-merritt@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i>
Shaftesbury Neighbourhood Plan 2019 - 2031 Key Decision - Yes Public Access - Open The item relates to the making (adoption) of the neighbourhood plan following on from an independent examination and referendum.	Decision Maker Cabinet	Decision Date 22 Jun 2021		Portfolio Holder for Planning	<i>Philip Reese, Senior Planning Policy Officer philip.reese@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i>
July					
Dorset Council Homelessness & Rough Sleeper Strategy Key Decision - Yes Public Access - Open A Homelessness & Rough Sleeper Strategy for Dorset Council replacing previous district and borough strategies. To determine, prioritise	Decision Maker Cabinet	Decision Date 27 Jul 2021	People and Health Overview Committee 6 Jul 2021	Portfolio Holder for Housing and Community Safety	<i>Sharon Attwater, Service Manager for Housing Strategy and Performance sharon.attwater@dorsetcouncil.gov.uk</i> <i>Executive Director, People - Adults (Mathew Kendall)</i>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
and explain the Council's strategy and action plan to meet our objectives to reduce homelessness and rough sleeping and improve services available to those households.					
Dorset Council Budget Quarterly Performance Report - Q1 Key Decision - No Public Access - Open To consider the Budget Performance report for Quarter 1.	Decision Maker Cabinet	Decision Date 27 Jul 2021		Portfolio Holder for Finance, Commercial and Capital Strategy	<i>Jim McManus, Corporate Director - Finance and Commercial</i> <i>J.McManus@dorsetcc.gov.uk</i> <i>Executive Director, Corporate Development - Section 151 Officer (Aidan Dunn)</i>
Report Page 7/11					
Annual Safeguarding Board Report Key Decision - Yes Public Access - Open To receive the Annual Safeguarding Board Report from Anthony Douglas Independent Chair and Scrutineer of the Pan-Dorset Safeguarding Partnership	Decision Maker Cabinet	Decision Date 7 Sep 2021		Portfolio Holder for Children, Education, Skills and Early Help	<i>Executive Director, People - Children (Theresa Leavy)</i>

Private/Exempt Items for Decision

Each item in the plan above marked as 'private' 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 a 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 reveals that the shadow council 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.

Date of committee: 6 April 2021

Date published: 7 April 2021

Date of implementation: 15 April 2021

**DECISIONS OF THE DORSET COUNCIL - CABINET
6 APRIL 2021**

The following decisions were made by the Cabinet on 6 April 2021 and will come into force and may be implemented on 15 April 2021 unless the decision is called in for scrutiny.

In accordance with the council's constitution, any six members of the same relevant Scrutiny Committee may request the Monitoring Officer to 'call-in' a decision for scrutiny. The Monitoring Officer will be provided with written notice that will identify the decision to be called-in and the ground for the call-in when the request is made. If satisfied that there are reasonable grounds for the proposed call-in, the Monitoring Officer will notify the decision-maker of the call-in within 5 clear working days. The deadline for this request is **14 April 2021**.

The full call-in procedure is set out in the Constitution or for further information and advice please telephone Kate Critchel on 01305 252234

6 CAPITAL PROGRAMME 2021/22

Decision

- (a) That the capital programme proposed by the Capital Strategy and Asset Management Group (CSAM) for the period 2021/22 to 2025/26 and beyond be noted and those projects scheduled to commence in 2021/22 be progressed;
- (b) That the impact on future capital budgets of the two approved projects, where there would be contractual commitments beyond 2021/22 be noted:
- (c) That any further release of funds be paused at this stage, given the commitment to the St Mary's school site.
- (d) That a further review be carried out as part of the 2020/21 capital closedown process.

Reason for decision

The budget process and timetable for 2021/22 was very tight and although a programme total was agreed, individual projects were not sufficiently developed and more time was needed to bring these investments forward.

7 PUBLIC SECTOR DECARBONISATION

Decision

- (a) Cabinet agreed to begin procurement exercises that were required in relation to the £18.7m Public Sector Decarbonisation Scheme (PSDS) grant; that comprises of individual procurement activity over the key decision threshold of £500k.
- (b) That following procurement, the further step of making any contract award be delegated to the Executive Director for Place in consultation with the relevant portfolio holders.

Reason for the decision

Cabinet was required to approve all key decisions with financial consequences of £500k or more.

8 TRANSFER OF PINEMOOR ALLOTMENTS AND OPEN GREEN SPACE TO WEYMOUTH TOWN COUNCIL

- (i) That the appropriation of the land known as Pinemoor Allotments and Open Green Space from being held by Dorset Council under the Town and Country Planning Act 1990 to being held under the Local Government Act 1972, be approved and
- (ii) That the disposal/transfer of the land at a disposal price of one pound (which is less than best consideration) to Weymouth Town Council on terms to be agreed by the Executive Director of Place, be approved.

Reason for the decision

To promote and assist in the delivery of the proposed allotments in accordance with the provisions of the Section 106 Agreement dated 22nd May 2006, varied by a Deed dated 8th March 2012. Where there is a Town Council for an area, the responsibility for allotments lies with them.

9 EXTENSION OF ANTI-SOCIAL BEHAVIOUR (ASB) RELATED PUBLIC SPACES PROTECTION ORDERS (PSPO'S)

Decision

That the extension of the West Dorset and Weymouth & Portland Anti-Social Behaviour (ASB) related Public Spaces Protection Orders (PSPO's) to 22 April 2022 and 19 August 2022 respectively, be approved.

Reason for the decision

- (i) To comply with legislative requirements
- (ii) To ensure openness and transparency in the Council's decision making and to ensure that those persons affected by ASB continue to be afforded the protection provided by the Orders.

10 DORSET COUNCIL'S DIGITAL VISION

Decision

That, subject to any final changes, the Dorset Council's Digital Vision and action plan be adopted.

Reasons for the decision

The Place and Resources committee met in December 2020 and February 2021 to finalise the digital vision and recommend areas of focus. The later have been pulled together and are reflected in the accompanying delivery plan. Subject to any typographical or minor changes, these documents have been recommended by that committee to Cabinet for adoption.

11 BARBEQUES AND OTHER RELATED FIRE ACTIVITIES OPTIONS PAPER

Decision

- (a) That a two-step approach be adopted to the control of disposable barbeques and other fire related activities firstly focussing on increasing public awareness about the risks and the wider impacts through campaigns, policies and schemes, then if necessary, introducing legislation which will result in penalties for those in contravention.
- (b) To achieve this the following options were approved:

- (1) Not to pursue designating areas or Dorset Council areas with a PSPO relating to BBQ's and fire related activities this year but evaluate 2022 (Option 1)
- (2) Not to pursue having a specific byelaw at this current time (Option 2)
- (3) The Sky Lantern and Balloon Policy and the new BBQ and campfire/Wildfire Policy be adopted by Dorset Council (Option 3)
- (4) Moors Valley to investigate the gas/electric communal style BBQ option with Forestry England later (Option 4)
- (5) Officers be asked to investigate partnership funding options to support having a new Firewise voluntary warden scheme delivered through the Dorset Firewise project (Option 5)
- (6) The campaign and communication work be supported and developed and taken forward for 2021 season in line with any recommendations from the report to Cabinet of 6 April 2021. (Option 6)
- (7) Dorset Council initiate a coordinated approach to the banning of disposable BBQs in agreed high risk area's locations. This work should link with Option 3, 5 and 6 (Option 7).

Reason for Recommendation:

This two-step approach considered the cost, the length of time it takes to introduce new legislation and difficulties in enforcement as well as the effectiveness of various control methods. The recommended approach aims to balance the various options presented to Cabinet.

12 DORSET COUNCIL CLIMATE AND ECOLOGICAL EMERGENCY STRATEGY

Decision

That the report be deferred until the next meeting of Cabinet on 18 May 2021.

Reason for the decision

To consider the comments and issues raised by the Place and Resources Scrutiny Committee of 25 March 2021 and the (withdrawn) question received from Cllr B Heatley.

13 DORCHESTER OFFICE STRATEGY

Decision

- (a) That the principle of consolidating the Council's office requirements on the County Hall/Colliton Park site as a 'public service civic hub' subject to the Council ensuring it takes due regard to the requirements of the Equality Act 2010, be agreed;

- (b) That the principle of utilizing any surplus space within the County Hall/Colliton Park site for use by third sector and other public sector bodies be agreed and to review the possibility to repurpose and refurbish any such assets currently leased to and in use by them for residential purpose or for disposal;
- (c) Agree to retain the Library facility in South Walks House with a Customer Access Point;
- (d) That Cabinet reaffirms the principle that we are a member led authority and that local Members should always be consulted on issues affecting their Wards;
- (e) That planning permission be sought to repurpose South Walks House and South Annexe for residential use through a process of refurbishing or redeveloping the existing buildings whilst retaining the Library facility in South Walks House and a Customer Access point;
- (f) Agree to the Council, whilst planning consent is being sought for the repurposing of South Walks House and South Annexe for residential use, to continue to explore and investigate alternative uses so as to ensure that the Council achieves best commercial (including hotel use), social and economic value prior to bringing forward the final recommendation to Cabinet for approval as to future use.

Reason for the decision

The effective use of the asset base will help enable the Council to meet its social and financial challenges through asset disposals, generation of capital receipts, savings in costs through the reduction, rationalisation and improved efficiency of the estate and more importantly the generation of value through income generation and the repurposing, redirecting and reuse of land and buildings for housing, schools and other essential service needs.

18 EXEMPT BUSINESS

There were two items of exempt business consider by the committee under paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended).

19 LEISURE SERVICES FUTURE MANAGEMENT ARRANGEMENTS

Decision

That a public consultation be undertaken to consider the implications of an alternative operating arrangement for the management agreement of Leisure Services and a report be brought back to Cabinet in the summer for consideration.

Reason for the decision

To consider Leisure Services future management arrangements and ensure this provides value for money.

20 LETTING OF THE SHERBORNE HOTEL, WEYMOUTH

Decision

That Cabinet authorise the letting of The Sherborne Hotel, 116 The Esplanade, Weymouth on term to be agreed by the Executive Director of Place.

Reason for the decision

To bring the hotel back into service and enable the provision of good quality hotel and guest house provision in Weymouth. To help support and assist the local economy.

Date of committee: 29 April 2021

Date published: 29 April 2021

Date of implementation: 10 May 2021

**DECISIONS OF THE CABINET
29 APRIL 2021**

The following decisions were made by the Cabinet on 29 April 2021 and will come into force and may be implemented on 10 May 2021 unless the decision is called in for scrutiny.

In accordance with the council's constitution, any six members of the same relevant Scrutiny Committee may request the Monitoring Officer to 'call-in' a decision for scrutiny. The Monitoring Officer will be provided with written notice that will identify the decision to be called-in and the ground for the call-in when the request is made. If satisfied that there are reasonable grounds for the proposed call-in, the Monitoring Officer will notify the decision-maker of the call-in within 5 clear working days. The deadline for this request is **7 May 2021**.

The full call-in procedure is set out in the Constitution or for further information and advice please telephone Kate Critchel on 01305 252234

4 OUTCOME FROM CONSULTATION ON PROVISION IN SHAFTESBURY

Decision

1. That, following public consultation on the future use of the former St Mary's School site, the consultation report be noted and that the Council's preferred option for the use of the site proceed;
2. That the Business Plan to use the site as an independent special school for children and young people of Dorset and the longer-term vision, be approved;
3. That the formation of a company limited by shares and the entry into such ancillary legal documentation, as may be necessary in line with the proposed scope contained in the Business Plan, be approved;
4. That the granting of indemnities for personal liability incurred by council officers acting in the role of directors of the company, be approved;
5. That Cabinet agrees to the granting of a lease of the site to the company on terms to be approved by the Executive Director for Place in consultation with the Executive Director for People – Children's; and that service agreements between the Council and the company to deliver the Business Plan on terms to be approved by the Executive Director for People - Children's.
6. That authority be delegated the Portfolio Holder for Children, Education, Skills and Early Help in consultation with the Executive Director for People – Children's to deliver the Dorset Council actions within the Business Plan.

Reason for the decision 1:

The consultation on the future use of the former St Mary's School site received 1,427 responses from a wide variety of individuals and organisations. Nearly 90% of responses came from Dorset Council residents, including 32% of responses which came from local residents (within 3 miles of the site).

There was overwhelming support for the St Marys site to continue to be used for educational purposes, with 92% overall in favour. In addition, there was very strong support for specifically using St Marys as a school for children and young people with Special Educational Needs and Disabilities (SEND) with 89% overall in favour alongside 82% of respondents that signalled strong support for the additional use of the St Mary's site to create complementary facilities for vulnerable children, young people and adults.

This demonstrated strong support to deliver the Council's preferred option to create a new independent school for children and young people of Dorset with SEND.

Reason for the decision 2, 3, 4, 5 and 6

In order to deliver the Council's preferred option, a detailed 5-year Business Plan has been completed setting out the next steps the Council will need to take to establish a Company to operate the new independent special school alongside the longer-term vision for the site and arrangements for the land to be used by the Company. The Business Plan

sets out that a Company that will be set up for the purposes of operating the site and school, and this will be through the formation of Company Limited by Shares (which may be established as a standard or Community Interest Company). Approval of this decision allows the named Members and Officers with delegated authority to deliver the Business Plan to achieve the challenging timescales for delivery. Further leadership and governance would be provided by the St Mary's Project Board Chaired by the Chief Executive and Vice Chaired by the Executive Director of Corporate Development.

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