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Shareholder Committee for Dorset Innovation Park Ltd

Date: Tuesday, 14 July 2026
Time: 11.30 am
Venue: Meeting Room 1, County Hall, Dorchester, DT1 1XJ

Members (Quorum: 3)
Cllrs Nick Ireland (Chair), Richard Biggs (Vice-Chair), Shane Bartlett, Simon Clifford and Ben Wilson

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic & Governance Services Meeting Contact lindsey.watson@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda. If you would like to attend this meeting and have any specific requirements please contact the Democratic Services Officer named above.

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Agenda

Item		Pages
1.	**APOLOGIES**	
	To receive any apologies for absence.	
2.	**MINUTES**	5 - 8
	To confirm the minutes of the meeting held on 13 April 2026.	
3.	**DECLARATIONS OF INTEREST**	
	To disclose any pecuniary, other registrable or non-registrable 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.

4. PUBLIC PARTICIPATION

Representatives of town or parish councils and members of the public who live, work, or represent an organisation within the Dorset Council area are welcome to submit either 1 question or 1 statement for each meeting. You are welcome to attend the meeting in person or via MS Teams to read out your question and to receive the response. If you submit a statement for the committee this will be circulated to all members of the committee in advance of the meeting as a supplement to the agenda and appended to the minutes for the formal record but will not be read out at the meeting. **The first 8 questions and the first 8 statements received from members of the public or organisations for each meeting will be accepted on a first come first served basis in accordance with the deadline set out below**. Further information read Public Participation - Dorset Council

All submissions must be emailed in full to
lindsey.watson@dorsetcouncil.gov.uk
by 8.30am on 9 July 2026.

When submitting your question or statement please note that:

- You can submit 1 question or 1 statement.
- a question may include a short pre-amble to set the context.
- It must be a single question and any sub-divided questions will not be permitted.
- Each question will consist of no more than 450 words, and you will be given up to 3 minutes to present your question.
- when submitting a question please indicate who the question is for (e.g., the name of the committee or Portfolio Holder)
- Include your name, address, and contact details. Only your name will be published but we may need your other details to contact you about your question or statement in advance of the meeting.
- questions and statements received in line with the council's rules for public participation will be published as a supplement to the agenda.
- all questions, statements and responses will be published in full within the minutes of the meeting.

5. COUNCILLOR QUESTIONS

To receive questions submitted by councillors.

Councillors can submit up to two valid questions at each meeting and sub-divided questions count towards this total. Questions and statements received will be published as a supplement to the agenda and all questions, statements and responses will be published in full within the minutes of the meeting.

The submissions must be emailed in full to lindsey.watson@dorsetcouncil.gov.uk by 8.30am on 9 July 2026.

Dorset Council Constitution – Procedure Rule 13

6. FORWARD PLAN 9 - 14

To consider the Forward Plan.

7. REVIEW OF TERMS OF REFERENCE 15 - 16

To note the shareholder committee terms of reference.

8. DORSET COUNCIL UPDATE REPORT 17 - 24

To consider a report of the Head of Growth and Regeneration.

9. DORSET INNOVATION PARK LTD MANAGING DIRECTOR'S REPORT 25 - 30

To consider a report of the Managing Director, Dorset Innovation Park Ltd.

Please note that Appendix 1 – Reserved Matters, is an exempt document (paragraph 3).

10. URGENT ITEMS

To consider any items of business which the Chair has had prior notification and considers to be urgent pursuant to section 100B (4) (b) of the Local Government Act 1972. The reason for the urgency shall be recorded in the minutes.

11. EXEMPT BUSINESS

To consider passing the following recommendation:

Recommendation

That in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in item(s) No 12 and 13 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph(s) 3 of Part 1 of schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

The public and the press will be asked to leave the meeting whilst the item of business is considered. (Any live streaming will end at this juncture).

Reason for taking the item in private

Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

SHAREHOLDER COMMITTEE FOR DORSET INNOVATION PARK LTD

MINUTES OF MEETING HELD ON MONDAY 13 APRIL 2026

Present: Cllrs Nick Ireland (Chair), Richard Biggs (Vice-Chair), Shane Bartlett, Simon Clifford and Ben Wilson

Apologies: None

Also present: Cllr Les Fry

Officers and others present (for all or part of the meeting):
Jan Britton (Executive Director - Regeneration, Infrastructure & Growth), Nick Webster (Head of Growth and Regeneration), Colin Wood (Innovation Lead), Grace Evans (Head of Legal Services and Deputy Monitoring Officer), Kevin Forshaw (Managing Director, Dorset Innovation Park Ltd), Cecilia Bufton (Chair of the Board, Dorset Innovation Park Ltd) and Lindsey Watson (Senior Democratic and Governance Officer)

Officers present remotely (for all or part of the meeting):
Sean Cremer (Director - Resources (Section 151 Officer))

WELCOME TO DORSET INNOVATION PARK LTD BOARD CHAIR

The Chair welcomed the recently appointed Chair of the Dorset Innovation Park Ltd Board, Cecilia Bufton, to her first meeting of the shareholder committee.

44. **Minutes**

The minutes of the meetings held on 4 February and 23 March 2026 were confirmed as a correct record and signed by the Chair.

45. **Declarations of Interest**

There were no declarations of interest.

46. **Public Participation**

There were no questions or statements from members of the public or local organisations.

47. **Councillor Questions**

There were no questions from councillors.

48. **Forward Plan**

The Forward Plan was noted.

49. **Dorset Council Update Report**

The shareholder committee received a report of the Head of Growth and Regeneration, which presented an update on the current position regarding the council's support for the establishment of Dorset Innovation Park Ltd and the operation of the Dorset Innovation Park.

In presenting the report, the Head of Growth and Regeneration provided an update on the process to agree a Services Contract, which would put in place the final element of required governance between Dorset Council and the company, and noted that the council had commissioned master planning and feasibility work to investigate the potential for employment use on land to the west of the innovation park, which was currently owned and being decommissioned by the Nuclear Decommissioning Agency. In addition, it was reported that an application to the Local Innovation Partnership Fund, working with Plymouth City Council, had been successful and work was now underway on the full contents of the bid.

Councillors considered the issues covered by the report and during discussion, points were raised in the following areas:

- Options for future uses of land to the west of the Innovation Park were being investigated, which would consider the longer-term decommissioning programme and environmental designations. In addition, land to the front of the site was being considered for future employment use
- A discussion was held in respect of Information Technology services that were to be provided to the company by Dorset Council and assurance provided on cyber security and data privacy issues
- In response to a question regarding the condition of the site and whether any site clearance was required on some plots, the Head of Service noted that the council continued to own the land and had undertaken some plot investigation work, with information to be passed to the company for any action as required. Work undertaken to date had not flagged any issues. The aim was to have plots ready for development
- Dorset Council and the company had a shared aspiration for a hotel development for the site
- In respect of the successful bid to the Local Innovation Partnership fund, further discussions would be held across the region. The Innovation Park was a significant component of the regional bid, with the aim that Dorset could play a more advanced role within national security capabilities. It was noted that the creation of the company had assisted in securing the bid for funding. A request was made for a briefing on the bid at an appropriate future meeting
- Work continued on securing further funding opportunities, including an opportunity to be involved in the establishment of a drone centre of excellence
- Clarification was sought on the figure for new job generation as provided in the report, which it was explained was related to the amount of employment land/buildings that could potentially be accommodated on site.

The report was NOTED.

50. **Dorset Innovation Park Ltd Managing Director's report**

The shareholder committee received a report of the Managing Director, Dorset Innovation Park, which provided an overview of the position in relation to work by the company to establish itself as an operational entity and on delivering the ambitions of the shareholder committee. The report also included an update on key parts of the Business Plan which had been approved at the last meeting.

In presenting the report, the Managing Director made particular reference to park improvements to be put in place, with finalised costings to be provided to a future meeting, discussions taking place with Bournemouth University in terms of establishing a satellite presence for the Secure Operation Centre of the Future at the park and a Defence roundtable event that had been held with a number of local companies, where there had been agreement on the need to focus on skills development.

Discussion was held in respect of the items covered by the report and points were raised in the following areas:

- A discussion took place regarding the ambition to include a hotel development as part of the site. There had been positive conversations with planning officers and it was recognised that this needed to be included in the Local Plan and to extend the local development order already in place for the rest of the Innovation Park
- Transport issues needed to be considered in terms of how people accessed the innovation park, which would include public transport options. The Executive Director, Place noted that Cabinet had commissioned work around public transport generally and that a further report would be considered at Cabinet later in the year
- In response to a question, discussions had been held with Dorset Police, who had a presence near to the Innovation Park, regarding the potential hotel development. Although the police were not part of plans currently, an open dialogue would be maintained on this matter
- Dorset Police would be involved in other areas including the undertaking of a security review to establish required security policies and procedures
- A discussion was held on the finances of the Innovation Park, both on a historic position and moving forward and it was agreed that a quarterly finance report would be brought to the shareholder committee with effect from the financial year beginning 1 April 2026. A request was made that elements of the aged-debt information provided in the exempt report, be included in the quarterly finance report moving forward

Discussion on the reserved matters would be held during the exempt business part of the meeting.

The report was NOTED.

51. **Urgent Items**

There were no urgent items.

52. **Exempt Business**

It was proposed by S Bartlett seconded by R Biggs

Decision

That the press and the public be excluded for the following items in view of the likely disclosure of exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended).

Reason for taking the item in private

Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The livestream ended at this point.

53. **Dorset Innovation Park Ltd Managing Director's report - Exempt Appendix**

The shareholder committee considered issues arising in the reserved matters section of the report of the Managing Director, Dorset Innovation Park, with responses provided to questions and comments. Updates as appropriate, would be provided at future meetings.

54. **Dorset Council Aged Debt Report**

The shareholder committee received and considered a report of the Head of Growth and Regeneration, which provided an update on the current position with aged-debt and debt recovery associated with the park.

Responses were provided to questions raised and it was noted that appropriate information would be provided as part of a quarterly finance report moving forward.

The report was NOTED.

Duration of meeting: 2.00 - 3.16 pm

Chair

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Shareholder Committee for the Dorset Innovation Park Ltd
Forward Plan - July to November 2026
(Publication date – 12 JUNE 2026)

Explanatory Note:
This Forward Plan contains future items to be considered by the Shareholder Committee for the Dorset Innovation Park Ltd. 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 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.

Committee Membership 2026/27
Cllr Nick Ireland – Leader of the Council and Cabinet Member for Climate, Performance, Communications and Safeguarding
Cllr Richard Biggs – Deputy Leader of the Council and Cabinet Member for Regeneration, Economic Growth and Strategic Assets
Cllr Shane Bartlett – Cabinet Member for Planning and Infrastructure
Cllr Simon Clifford – Cabinet Member for Resources and Finance
Cllr Ben Wilson – Cabinet Member for Transformation, Customer and Workforce

Subject / Decision	Decision Maker	Date the Decision is Due	Cabinet Member	Officer Contact
July 2026				
Managing Director's report **Key Decision** - No **Public Access - Part exempt** To consider a report of the Managing Director – Dorset Innovation Park Ltd.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date 14 Jul 2026**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Managing Director – Dorset Innovation Park Ltd* *Executive Director - Economy and Environment (Jan Britton)*
Dorset Council Update Report **Key Decision** - No **Public Access - Part exempt** To receive a report of the Head of Growth and Economic Regeneration.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date 14 Jul 2026**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Nick Webster, Head of Growth and Regeneration* *nicholas.webster@dorsetcouncil.gov.uk* *Executive Director - Economy and Environment (Jan Britton)*
Review of Terms of Reference **Key Decision** - No **Public Access - Open** To note the shareholder committee terms of reference.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date 14 Jul 2026**	Leader and Cabinet Member for Climate, Communications, Performance & Safeguarding	*Grace Evans, Head of Legal Services and Deputy Monitoring Officer* *grace.evans@dorsetcouncil.gov.uk*

Subject / Decision	Decision Maker	Date the Decision is Due	Cabinet Member	Officer Contact
Innovation Park Training and Education Update **Key Decision** - No **Public Access - Fully exempt** To present an update, and opportunity for discussion, on the discussions held with training and education providers, and the business community, regarding improving the provision of training facilities at the Innovation Park.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date 14 Jul 2026**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Nick Webster, Head of Growth and Regeneration nicholas.webster@dorsetcouncil.gov.uk* *Executive Director - Economy and Environment (Jan Britton)*
November 2026				
Managing Director's report **Key Decision** - No **Public Access - Part exempt** To consider a report of the Managing Director – Dorset Innovation Park Ltd.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date 4 Nov 2026**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Managing Director – Dorset Innovation Park Ltd* *Executive Director - Economy and Environment (Jan Britton)*

Subject / Decision	Decision Maker	Date the Decision is Due	Cabinet Member	Officer Contact
Dorset Council Update Report **Key Decision** - No **Public Access - Part exempt** To receive a report of the Head of Growth and Economic Regeneration.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date 4 Nov 2026**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Nick Webster, Head of Growth and Regeneration nicholas.webster@dorsetcouncil.gov.uk* *Executive Director - Economy and Environment (Jan Britton)*
Dorset Innovation Park Ltd **Key Decision** - Yes **Public Access - Part exempt** To outline the emerging Dorset Innovation Park Ltd Business Plan for the coming year.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date 4 Nov 2026**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Managing Director – Dorset Innovation Park Ltd* *Executive Director - Economy and Environment (Jan Britton)*
Annual items				
Dorset Innovation Park Ltd Business Plan (January) **Key Decision** - Yes **Public Access - Part exempt** To agree the Dorset Innovation Park Ltd Business Plan for the year ahead.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date January**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Managing Director – Dorset Innovation Park Ltd* *Executive Director - Economy and Environment (Jan Britton)*

Subject / Decision	Decision Maker	Date the Decision is Due	Cabinet Member	Officer Contact
Dorset Innovation Park Annual Report (April) **Key Decision** - Yes **Public Access - Open** To agree the annual report for the past year.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date April**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Managing Director – Dorset Innovation Park Ltd* *Executive Director - Economy and Environment (Jan Britton)*
Review of Terms of Reference (July) **Key Decision** - No **Public Access - Open** To note the shareholder committee terms of reference.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date July**	Leader and Cabinet Member for Climate, Communications, Performance & Safeguarding	*Grace Evans, Head of Legal Services and Deputy Monitoring Officer* *grace.evans@dorsetcouncil.gov.uk*
Dorset Innovation Park Ltd (November) **Key Decision** - Yes **Public Access - Part exempt** To outline the emerging Dorset Innovation Park Ltd Business Plan for the coming year.	**Decision Maker Shareholder Committee for Dorset Innovation Park Ltd**	**Decision Date November**	Deputy Leader and Cabinet Member for Regeneration, Economic Growth & Strategic Assets	*Managing Director – Dorset Innovation Park Ltd* *Executive Director - Economy and Environment (Jan Britton)*

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.

THE SHAREHOLDER COMMITTEE FOR DORSET INNOVATION PARK LIMITED

1. **Role/Terms of Reference and Membership**

a. The Shareholder Committee for Dorset Innovation Park Limited shall be primarily responsible for the following delegated functions except where specific functions have been delegated to an Officer:

- monitoring the performance of Dorset Innovation Park Limited (including in relation to Business Plans and associated budgets);
- monitor the business affairs, finances, and accounts of Dorset Innovation Park Limited;
- overseeing the strategic direction of Dorset Innovation Park Limited or proposed and adopted business plans and budgets for future years to be presented in draft as they are developed or the review of future service developments and opportunities;
- considering the risks and opportunities faced by Dorset Innovation Park Limited and impact on the Council (including, for example, in relation to commercial factors, governance issues, and health and safety records);
- monitoring Dorset Innovation Park Limited compliance with relevant legislation;
- assuring that Dorset Innovation Park Limited status as a 'Teckal' company is maintained;
- taking decisions that relate to any matter identified as being reserved to be taken by the Shareholder ("Reserved Matters") listed within Appendix 1, within the Articles of Associations and/or the Shareholder Agreement for Dorset Innovation Park Limited.
- Provided that where a decision affects the Council budgetary framework the Shareholder Committee will consider the decision and provide a recommendation to Full Council.
- exercising the Shareholders reserve power by Special Resolution (in accordance with the Articles of Association).
- reporting and making recommendations to the Cabinet on areas outside of the Shareholder Committee's delegated authority.
- reporting to Cabinet annually on the performance of the trading activities of Dorset Innovation Park Limited
- reviewing these Terms of Reference annually and make any necessary recommendations to Cabinet.

b. The Shareholder Committee will not have operational control over Dorset Innovation Park Limited. All decisions regarding the day to day operation and management of Dorset Innovation Park Limited rests with the Dorset Innovation Park Limited board of directors, which must ensure that Dorset Innovation Park Limited business is conducted in accordance with the terms of the Shareholders' Agreement entered into between the Council and Dorset Innovation Park Limited (Shareholders' Agreement) and in accordance with Dorset Innovation Park Limited Articles of Association.

c. The Shareholder Committee shall comprise of 5 Members drawn from the Cabinet to be appointed by the Leader of the Council/Cabinet.

d. The quorum of the Shareholder Committee shall be 3 Members.

e. There shall be no power to appoint substitutes to the Shareholder Committee.

f. The Chief Executive, Section 151 Officer, Monitoring officer and Executive Director Economy and Environment (or their nominees) will be advisors to the Shareholder Committee. Additional advisors and Dorset Innovation Park Limited officers and directors may be invited to attend the Shareholder Committee as required.

2. **Appointment of Chair and Vice-Chair**

The Leader of the Council/Cabinet will appoint the Chair and Vice-Chair of the Shareholder Committee.

3. **Meetings**

a. The number of ordinary meetings of the Shareholder Committee each year will normally be quarterly unless otherwise determined by the Leader of the Council.

b. The Chair of the Shareholder Committee shall have the power to call one or more special meeting(s) of the Shareholder Committee.

c. The Chair of the Shareholder Committee may determine that a meeting should be cancelled for insufficient business.

4. **Delegated powers and powers of recommendation of the Shareholder Committee**

a. The Shareholder Committee shall have the powers as set out in Functions of the Council - Part 3(1) of the Constitution.

b. For the avoidance of doubt the Shareholder Committee can delegate any of their powers to any Officer.

5. **Reserved Matters (Shareholder Agreement Schedule 1) as set out in appendix 3 below (to follow).**

Shareholder Committee for Dorset Innovation Park Ltd

14 July 2026

Dorset Council Update Report

For Review and Consultation

Cabinet Member and Portfolio:
Cllr R Biggs, Property & Assets and Economic Growth

Local Councillor(s):
Cllr L Beddow, Cllr M Baker

Executive Director:
J Britton, Executive Director for Place Services

Report Author: Nick Webster, Head of Growth and Regeneration
Email: nicholas.webster@dorsetcouncil.gov.uk

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

Brief Summary:
This report presents an update on the current position regarding the council's support for Dorset Innovation Park Ltd and the operation of the Dorset Innovation Park.

Recommendation:
Shareholders are asked to note the progress made and support the continued cooperation between the Council and Dorset Innovation Park Ltd.

Reason for Recommendation:
Progress continues to be sustained transition of operational responsibility for the Innovation Park from the Council to the Dorset Innovation Park Company and on aligned projects that will benefit the operation of the Innovation Park, the Council, the Park tenants and wider economic prosperity across Dorset.

1. **Report**

1.1 This report provides an overview of the current position in relation to the Dorset Council support provided to Dorset Innovation Park Ltd (DIP Ltd) and an update on wider progress on strategic actions in relation to economic growth that align with the Innovation Park.

1.2 All the relevant governance documentation for the Company, and its relationship with the Council, is in place and a date for handover of full operational responsibility for the Innovation Park from the Council to the Company has been set as 20th July.

1.3 As laid out in the Services Contract the Council will continue to provide the Company with support for various activities. Officers and the Company staff are currently working through the practicalities of these arrangements to ensure continuation of service delivery. Practical examples include – financial monitoring and VAT reporting, repairs and maintenance contracts, capital project development and delivery.

Finance

1.4 From a financial perspective the 2025/26 year end retained business rates position for the Innovation Park (which, given its Enterprise Zone status, retains 100% of the rates generated over a base level) was better than forecast. Retained rates for 25/26 were £644,612 contributing to an opening 2026/27 retained business rate balance of £976,005, against a forecast of £510,000 in the Company Business Plan.

1.5 Retained business rates fund the Company operating budget and any Innovation Park operating deficit.

Hotel Study

1.6 The commissioned study into a hotel development at the Park, undertaken by Colliers International, has concluded and reported back to officers. As previously reported Colliers consider that the operation of a hotel at DIP would be viable, now a number of funding options have been presented to officers. Each comes with its own level of financial exposure and risk, potential financial and economic benefits, and operational and development control.

1.7 A Green Paper is in development to inform the basis on which the project might proceed.

Devolution Implications

1.8 Conversations continue with partner authorities regarding the Wessex devolution proposals, economic development leads meet regularly and are currently considering a number of strategic issues such as infrastructure requirements, support for business growth, skills and education, and innovation space and other assets.

1.9 Proposals are being considered to align various innovation assets, including the Defence BattleLab, to enable access to services and facilities regardless of where a business might be based within the Wessex geography. This will strengthen our innovation networks and encourage business collaboration, whilst maximising the use of existing facilities and their resources. The practicalities of this are being worked through with an expectation that any combined arrangements might be in place by the end of the year.

Defence sector and investment

1.10 At the time of report drafting the UK Defence Investment Plan has just been published by the government. Officers will review the Plan to establish any positive or negative impact on Dorset and the local defence industrial base.

1.11 Officers and the Company consider that the delay in publication has had an impact on local defence investment and defence sector growth. At least one company based in Dorset is waiting for the MOD to confirm its order and this is adversely impacting on a sizeable investment in capital and jobs.

1.12 This confirms the need for Dorset to continue to maintain a close working relationship with Defence businesses and to collectively lobby MP's and government for ongoing investment in the sector.

1.13 The Council will continue working with the South West Regional Defence and Security Cluster (which consists of over 400 defence related companies in the South West) as a prominent industry body with close relations with the MOD, government agencies and the business community. The MOD has recently allocated core funding to support the cluster activities.

1.14 The Cluster has strong political connections and lobbying potential, but there is a strong emphasis on naval activity and geographic focus on Plymouth and surrounds. Recently the council has provided officer capacity and funding to demonstrate Dorset's support for the sector and to influence the activities undertaken by the Cluster. The Head of Growth and Regeneration has recently been appointed to the Cluster Steering

Group which oversees the work and function of the cluster and the allocation of cluster funding.

Winfrith Nuclear Site and Nuclear Restoration Services planning application

1.15 The Winfrith Nuclear Licensed Site, which covers approximately 128 hectares (see appendix 1), is managed by Nuclear Restoration Services (NRS) on behalf of the Nuclear Decommissioning Authority (NDA). An agreed "End State" dating from 2005–06, established with the former Purbeck District Council, proposed restoration of the site to heathland, reflecting the policy and economic context at that time.

1.16 However, this context has changed significantly, with increasing national emphasis on energy security, clean growth, and nuclear innovation. In early 2025, Dorset Council met with the NDA to highlight this shift and to propose a shared opportunity to explore a clean, green, energy-led future for the site.

1.17 In support of this evolving position, Dorset Council commissioned a masterplan to guide the site's future development. The emerging proposals prioritise clean energy-led employment, including opportunities in nuclear, hydrogen, advanced engineering, and research and development. It also seeks to ensure the effective use of previously developed land for economic growth while retaining over 100 hectares of heathland and protected habitats.

1.18 Approximately 21.6 hectares have been identified for potential development, excluding internationally designated habitats. See appendix 1 for maps of the development areas. This emerging masterplan will be subject to public engagement during the autumn which will inform the final version as part of the process of progressing towards Cabinet endorsement. It is hoped that the masterplan will be a material consideration in future planning decisions.

1.19 In spring 2026, NRS submitted a planning application to Dorset Council comprising three main elements:

a) the removal of above-ground structures;

b) the disposal of demolition material below ground, and;

c) land regrading and drainage works intended to deliver full heathland restoration.

1.20 The economic growth service supports the principle of decommissioning and restoration. However the proposals set out in Part (c) risk locking the site into an end state that no longer reflects current economic, environmental, or policy priorities. Part (c) proposes significant landform changes including the creation of a more and water-holding areas which, in the opinion of the economic growth service, would inhibit the potential for the site to be utilised for employment uses in the future.

1.21 A representation, from an economic growth perspective, to the planning application will be submitted under the authority of the Strategic Director Weymouth 2040 and the Cabinet Member for Property Assets & Economic Growth.

1.22 Other council departments will be consultees on this application and will be making their own representation. The application will be determined by the council in its local planning authority capacity and determination will consider representations made to the local planning authority and the current planning policy position.

2. Alternative Options Considered

2.1 Not applicable

3. Legal Implications

3.1 No decisions are requested from this report, consequently there are no specific legal implications arising from this report. Where projects referenced in the report require a formal decision to proceed or to agree any council involvement, advice from legal colleagues will be sought at an early stage to inform Green Papers or decision reports.

4. Financial Implications

4.1 There are no specific financial implications or decisions arising from this report. Where projects referenced in the report require a formal decision to proceed or to agree any council involvement, advice from financial colleagues will be sought at an early stage to inform Green Papers or decision reports.

5. Natural Environment, Climate & Ecology Implications

5.1 There are no specific environmental implications arising from this report.

6. **Well-being and Health Implications**

6.1 N/A

7. **Other Implications**

7.1 There are no other implications arising from this report.

8. **Risk Assessment**

8.1 There are no specific risk implications arising from this report.

9. **Equalities Impact Assessment**

9.1 No decisions are requested from this report. As such, an Equality Impact Assessment is not required. Where projects referenced in the report require a formal decision to proceed or to agree any council involvement, an equalities impact assessment will be undertaken at an early stage to inform Green Papers or decision reports.

10. **Appendices**

Appendix 1 – Plan of the Winfrith Nuclear Decommissioning Agency land and draft Winfrith Vision development plots.

11. **Background Papers**

N/A

12. **Report Sign Off**

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

Appendix One - Plan of the Winfrith Nuclear Decommissioning Agency land and draft Winfrith Masterplan development plots.

Map one – Plan of the Winfrith Nuclear Decommissioning Agency land

Map two – draft Winfrith Masterplan development plots.

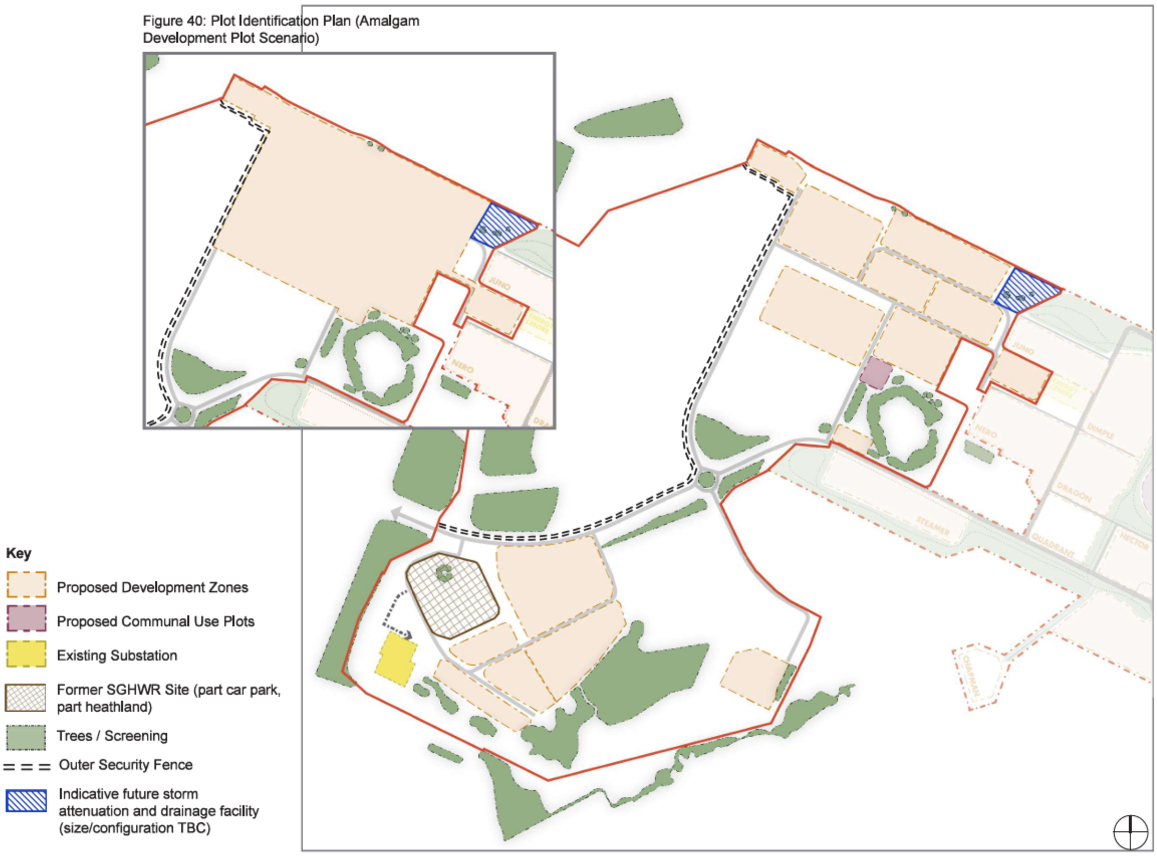

Figure 39: Plot Identification Plan (Incremental Development Plot Scenarios)

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Shareholder Committee for Dorset Innovation Park Ltd

14 July 2026

Dorset Innovation Park Ltd Managing Director Update

For Review and Consultation

Report Author: Kevin Forshaw
Title: Dorset Innovation Park Managing Director

Report Status: Part Exempt / Appendix One Para 3

Brief Summary:
This report provides an update on the current situation at the Dorset Innovation Park Ltd ("the Company") and an update from the 13th April 2026 report provided to the Shareholder Committee.

1. **Report**

1.1 This report provides an overview of the current position in relation to the work to date by the Company to establish both itself as an operational entity and on delivering the ambitions of the Shareholder for the Dorset Innovation Park (DIP). It also provides an update on key deliverables cited in the company Business Plan presented and approved at the 4th February 2026 Shareholder Committee.

1.2 **Transfer to the Company of Dorset Innovation Park Asset Management** – a lot of preparatory work has been done since last October 2025, and the Company is intending to take over DIP asset management on the 20th July 2026. All tenants have now been informed and new contacts for operational leads circulated. The success of DIP is a joint endeavour and requires close working between the Company and teams at the council to be maintained as processes around co-working are streamlined.

1.3 **DIP Improvements** – Meetings with local contractors are taking place to determine suitability for key improvement works as outlined in the

Business Plan. These include: updating the proposed design for replacement gatehouse, demolition of redundant brick switching house and further plot development works. The Company is working closely with the council to determine an optimal process whereby the Company will recommend the most appropriate supplier to a future Shareholder Committee Meeting. This will be based upon location, value for money and suitability to drive the works specified.

1.4 **Further and Higher Education engagements** – Yeovil College have been successful with their Defence Technical Excellence College application and are committed to taking a presence on DIP. Conversations also continue with Bournemouth University, and now also Glasgow University around a Transducer Centre of Excellence.

Separately, from an industry demand perspective, a paper is being drafted by a key employer on site for sharing with other tenants. This is to pave the way for a future skills summit that will also engage other council leads so work can be undertaken towards identifying an outline design for a future Advanced Skills and Research Centre for DIP.

1.5 **Local Innovation Partnerships Fund –** The council's Economic Development team and the Company are continuing to work jointly to shape Dorset engagement in the Plymouth City led Local Innovation Partnerships Fund application, with intent of seeing a 'Maker Space' created. We have jointly appointed a consultant to help drive creation of industry-led input into this offer.

1.6 **UKREiiF (UK Real Estate Investment and Infrastructure Forum), Leeds -** Kevin Forshaw joined Catherine Howe and Jan Britton at UKREiiF, and was a member of the Team Plymouth panel on Defence being a catalyst for regeneration and growth in the wider GSW Region. This also including Tracey Lee (Chief Executive Plymouth City Council), Babcock and MHCLG. Useful conversations with GSW and Wessex partners with follow-up needed to work through how Dorset Innovation Park will be promoted as a key Defence and Security site going forward.

1.7 **Defence Strategic Investment Plan Round Table 15th** May – 24 representatives attended a roundtable organised jointly by DIP Ltd and Council Economic Development on the morning of the 15th May which was chaired by Cecilia Bufton. This including key companies from Dorset and also Somerset with all enthusiastically supported the need to come together as more of a cluster to create the case for additional investment to support additional specialist infrastructure to drive business growth, and the creation of the future skilled workforce required to fuel this. A consultant has been engaged to pull together the first draft of a prospectus for this by September.

1.8 **BattleLab developments** – Following ShoreLine Services being moved into an area on the first floor of BattleLab, the Company are now exploring how to sub-divide other areas of the building to accommodate additional companies. Any increase in occupation will in no way impinge on the MoD's ability to use the facility of the creation of a future events programme to be delivered. Interest in the facility as an events space continues and we are currently in negotiation with Bournemouth University around hosting a satellite centre of their Secure Operations Centre of the Future at BattleLab for which £2.3m funding has been secured from an Office for Students Grant.

1.9 **Major Project Development** – The Company is working with company leads driving the three major development projects currently being considered on DIP. However ongoing delays with the Defence Investment Plan are pushing timelines backwards. It is now unlikely that any of these will start in 2026, but there is cautious optimism that at least two of these will start in 2027. Although this is unlikely to prevent the Company achieving the stated KPIs by 2031, the Company and council need to consider action to ensure that the Dorset achieves proportional economic uplift soon so that job and wealth creation impacts can be maximised.

1.10 **Facilities Management** – closer working with the current Facilities Management agent (CBRE) is now in place with areas being explored to drive additional efficiencies. Soft market testing is being conducted to explore the potential market demand for a re-tendering of the contract later in 2026.

1.11 **Outstanding Lease Events and Aged Debt** – The Company is working closely with the council's legal team to review a list of tenants on DIP who are not paying rent or service charge because of their lease having expired and therefore are occupying on terms outside the Landlord and Tenant Act 1954 (On expiry the Facilities Management agent put a rent stop in place to avoid Security of Tenure arising from an implied tenancy). A process is being implemented to ensure a more timely issue of notice or termination, an offer of a tenancy 'at will' will be made while terms are being renegotiated to enable recovery of rent to continue.

1.12 **Company Compliance and Operation** – The Company has appointed Womble Bond Dickinson to provide Company Secretarial support and legal services (as and when required) to the Company. Albert Goodman have been appointed as the Company's accountants, and both Employer's and Director's Liability Insurance are now in place.

By the time the Company takes over operation of DIP on the 20th July 2026 the Company will have the following policies in place:

- Ethics and anti-bribery
- Conflicts of Interest
- Directors and Staff Expenses
- Diversity, Equality and Inclusion
- Modern Slavery and Human Trafficking
- Whistleblowing
- Environmental, Social and Governance

1.13 **Recruitment Updates –** the appointed Property and Asset Manager started full-time at the beginning of June 2026, and a job description for administrative support has been submitted to Connect2Dorset. The company will host a Business Studies student placement over the summer period, before we look at a longer term solution for the additional administrative support required by the company. We have also registered interest for a student placement from Bournemouth University to drive the development of a communications strategy for the Company, drawing on additional consultants where needed for re-branding, revised web presence, brochure, social media campaign and press relations. Interviews will take place for this later in July.

1.14 **Transition Meetings -** The series of transition meetings between the council and the Company are close to being concluded, with any outstanding matters being taken up on a direct engagement basis between the council and the Company for time-efficiency. Nearly all aspects around Governance, Site Management and KPIs have been agreed, with optimal processes being created during live Capital Improvements and Major Development Projects. In terms of wider developmental trajectory, the revised Master Plan vision for DIP will be presented to the Council when complete later this year.

1.15 **Regional Testing and Evaluation Capability** – This is still a priority, and more detail around this will start to emerge as the offer and ask for the Plymouth City Council led LIPF (Local Innovation Partnerships Fund) project is prepared. This will be finalised by August 2026, at which point the Company will probably appoint a consultant to help with the finer detail of negotiation with landowners for any flight corridor, and to ensure regulatory compliance process with all insurance cover needed in place. Due to the sensitivity of this project, further detail can be provided during discussion in Reserved Matters.

1.16 **NATO Industry Advisory Group**– Dorset Innovation Park, incorporating BattleLab was one of a select number of organisations being invited to have stand space at the NATO Industry Advisory Group day at Portsmouth Navy Base on the 24 June following an application made by DIP Ltd.

2. Alternative Options Considered

2.1 Not applicable

3. Legal Implications

3.1 No decisions are requested from this report and it is provided to note, consequently there are no specific legal implications arising from this report.

4. Implications

4.1 There are no specific financial implications arising from this report.

5. Natural Environment, Climate & Ecology Implications

5.1 There are no specific environmental implications arising from this report.

6. Well-Being and Health Implications

6.1 N/A

7. Other Implications

7.1 There are no other implications arising from this report.

8. Risk Assessment

8.1 There are no specific risk implications arising from this report.

9. Equalities Impact Assessment

9.1 No decisions are requested from this report. As such, an Equality Impact Assessment is not required.

N/A

10. Appendices

Appendix 1 – reserved matters – Exempt document (Para 3)

11. Background Papers

N/A

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

Agenda Item 12

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of the Local Government Act 1972.

Agenda Item 13

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