Cabinet
10 November 2026
Disposals Update
For Decision

Cabinet Member:
Cllr R Biggs, Regeneration, Economic Growth & Strategic Assets

Local Councillor(s):

Senior Leadership Team:
J Britton - Executive Director, Economy & Environment

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Statutory Authority:

Report status: Part Exempt Para 3

1. **Executive summary**

1.1 The Assets and Property disposals pipeline was approved by Cabinet on 11 November 2025, establishing a programme of property disposals to support the Council's financial and strategic asset management objectives. Since approval, the Transfers and Disposals Team has been actively progressing the assets identified within the pipeline through due diligence, stakeholder engagement, marketing, negotiations and completion of transactions where appropriate.

1.2 The programme forms part of the Council's wider approach to strategic asset management, ensuring that property decisions are supported by robust governance, improved asset intelligence and a clear focus on achieving the best value from the Council's estate. This helps align assets with service priorities, community outcomes and long-term financial sustainability.

1.3 This report provides Cabinet with an update on progress made to date, including disposals completed, transactions currently in progress, key achievements, challenges encountered, and the activity underway to bring forward further opportunities and deliver the outcomes anticipated from the approved programme.

1.4 Since approval of the disposals pipeline in November 2025, four disposals have completed generating approximately £3.5m in capital receipts, with a further 12 properties exchanged and expected to generate £2.6m on completion. Nine additional sites are under offer and eight are being actively marketed or negotiated.

1.5 The £3.5m generated in the first half of 2026/27 already exceeds the £931k achieved during the whole of 2025/26 and is around 70% higher than the £2.0m achieved in 2024/25, demonstrating a significant increase in the pace and effectiveness of the disposal programme. Including properties already exchanged, receipts secured and delivered are expected to exceed £6.1m, more than three times the total achieved in 2024/25.

2. Recommendation(s)

2.1 Approve the inclusion of the properties listed in Appendix 1 within the Asset & Property Disposals Pipeline to facilitate their disposal, generate future capital receipts, reduce ongoing liabilities and support the optimisation of the Council's estate.

3. Reason for the recommendation(s)

3.1 The properties listed in Appendix 1 have been identified through the asset review process as no longer required for current or future service delivery, or as assets where disposal would represent the most effective use of resources.

3.2 Their inclusion in the Disposals Pipeline will support delivery of the Strategic Asset Management Plan by enabling the generation of capital receipts, reducing holding and maintenance costs, managing risk and ensuring the estate remains aligned with service and corporate priorities.

4. The report

4.1 Significant progress has been made in delivering the five-year disposals pipeline. Four disposals have been successfully completed, generating capital receipts of approximately £3.5 million.

4.2 In addition a further twelve properties have exchanged contracts and are expected to generate £2.6 million in capital receipts upon completion. These sites are expected to deliver the capital receipts over the next six to nine months, subject to the completion of legal and contractual process.

4.3 The table below gives an overview of the current position of sites within the disposal pipeline:

Stage	Number of Sites
Completed	4
Exchanged	12
Under Offer	9
Marketing and/or negotiating	8
Not yet started (2027 onwards)	23
Removed from pipeline	1

4.4 Progress is broadly in line with the programme and timescales set out within the approved disposals pipeline. As anticipated, several disposals are progressing through longer due diligence, legal and planning processes; however, a significant proportion of sites are at exchanged or under offer stage, providing confidence that the anticipated capital receipt profile remains achievable.

4.5 The disposals programme forms a key component of the Council's wider Strategic Asset Management and Corporate Landlord approach. Through strengthened governance, improved asset intelligence and enhanced portfolio performance monitoring, the Council is taking a more strategic approach to managing its estate. Asset decisions are informed by service requirements, utilisation, condition, financial performance, community outcomes and future investment priorities, enabling informed decisions about whether assets should be retained, invested in, repurposed or disposed of.

4.6 Work continues to improve property data and insight across the estate, including ownership, tenure, condition, utilisation, compliance and financial information. This supports investment planning, lifecycle maintenance, identification of surplus assets and the effective management of both operational and investment portfolios. The Council continues to strengthen oversight of its estate through structured governance arrangements and regular asset reviews, ensuring property assets are actively managed to support service delivery, community priorities and long-term financial

sustainability, while maximising value and financial returns from the Council's property portfolio.

4.7 The Asset Strategy Team continues to undertake the programmed asset class reviews identified within the Strategic Asset Management Plan, alongside reviewing opportunities arising from changing service requirements. These multidisciplinary reviews assess the ongoing operational and strategic need for Council assets and identify properties that may be repurposed, developed or are surplus to requirements. Where appropriate, surplus assets are progressed through the Council's governance processes and added to the disposals pipeline. This helps ensure the estate remains aligned with service needs and corporate priorities, reduces holding costs, supports service transformation and generates capital receipts for reinvestment in priority assets and frontline services.

4.8 Details of the additional assets that have been added to the disposals pipeline under delegated authority are set out in Appendix A (Exempt). These assets have been identified through ongoing asset reviews and assessments of operational and strategic need. Their inclusion helps maintain a robust pipeline of opportunities, supports the active management of the Council's estate and contributes towards the delivery of strategic asset management objectives, including estate rationalisation, service transformation and the generation of capital receipts.

4.9 Maintaining a diverse and phased disposals programme provides the Council with flexibility in determining the most advantageous time to bring assets to market. This approach enables disposal decisions to reflect prevailing market conditions, helping to maximise capital receipts and overall value while supporting the Council's wider financial, service and strategic objectives.

4.10 In addition to capital receipts generated through asset disposals, the Council continues to realise value from overage agreements and easement payments associated with its property portfolio. Since November 2025, approximately £50,000 has been secured through the receipt of overage and easement payments. Other cases are currently being progressed and are anticipated to generate £100,000 over the next 12 months, subject to the completion of relevant agreements and trigger events. These receipts provide an additional source of income and demonstrate the commitment to maximising value from its property interests through active estate management.

4.11 Dorset Council has made significant progress in delivering its Community Asset Transfer (CAT) programme. Over the last 12 months, 21 CAT

applications have been assessed and approved in accordance with the Community Asset Transfer Policy, with two transfers completing during the same period. The service has also successfully eliminated the historic backlog of applications, establishing a more efficient and sustainable process for assessing and progressing requests. Of the approved applications, 19 are currently progressing towards completion. Work continues with town and parish councils, community organisations and other stakeholders to support the completion of these transfers and bring forward the associated community benefits.

4.12 Following approval, the timescale for completion of Community Asset Transfers can vary considerably. While Dorset Council's approval represents a significant milestone in the process, a range of legal, governance, funding and decision-making activities are often required before a transfer can complete. Many of these activities are progressed by the receiving town or parish council or community organisation and are dependent on local priorities, capacity and funding arrangements. As a result, there can often be a period of time between approval and completion. In some instances, applicants subsequently decide not to proceed with a transfer. Where appropriate, Dorset Council seeks to facilitate earlier community use through mechanisms such as licences to occupy, enabling community benefits to be realised whilst the transfer process continues.

4.13 The progress achieved to date demonstrates an increasingly mature and proactive approach to Strategic Asset Management across the Council. Through the continued review of asset performance, utilisation, condition and strategic need, the Council is improving oversight of its estate and ensuring assets contribute to service delivery, community outcomes and long-term financial sustainability. The disposals programme remains an important mechanism for releasing capital, reducing liabilities and improving portfolio efficiency, whilst Community Asset Transfers are helping to deliver social value and community benefit from council-owned assets. Together, these activities support the Council's Corporate Landlord approach and wider Strategic Asset Management objectives by ensuring property assets are actively managed to maximise value, support corporate priorities and deliver benefits for Dorset's communities.

5. Legal considerations

5.1 The Council has powers to dispose of land and property assets under Section 123 of the Local Government Act 1972.

5.2 All disposals progressed through the approved disposals pipeline are subject to appropriate legal due diligence and governance requirements. Legal Services are engaged throughout the disposal process to advise on title matters, contractual arrangements, statutory requirements, rights and restrictions affecting properties, and the completion of transactions.

5.3 Where disposals involve community organisations or are proposed at less than best consideration, the Council will ensure compliance with relevant legislation and statutory guidance, including consideration of any social, economic and environmental benefits that may justify such an approach.

5.4 Assets identified through ongoing strategic asset reviews and subsequently added to the disposals pipeline will be progressed in accordance with the Council's Constitution, Scheme of Delegation and applicable legislation. Specific legal considerations will be assessed on a case-by-case basis as individual transactions are brought forward.

6. Financial implications

6.1 This programme of disposals supports the Council's financial strategy through the generation of capital receipts from the sale of surplus and under-utilised assets, enabling investment in corporate priorities and the Council's capital programme.

6.2 In addition to generating capital receipts, the disposal and active management of assets reduces ongoing revenue costs associated with maintenance, security, utilities, business rates and compliance obligations. These activities support the Council's Strategic Asset Management and Corporate Landlord approach by improving portfolio efficiency, reducing liabilities and enabling resources to be redirected towards priority services and investment in retained operational assets.

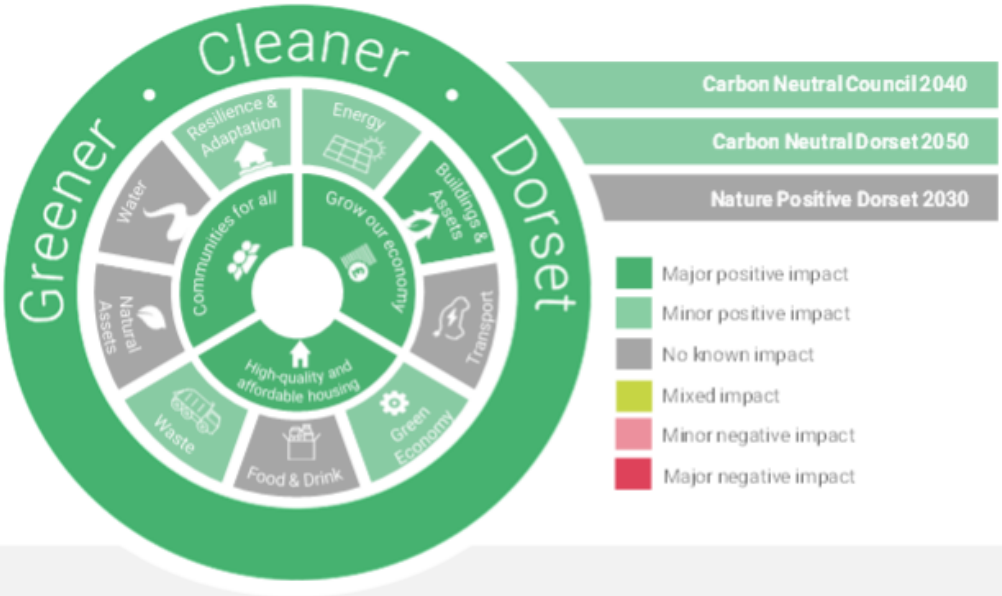
6.3 The disposal of income-generating assets may result in a reduction in rental income received by the Council. However, disposal decisions are based on a comprehensive assessment of an asset's overall financial, operational and strategic value rather than income generation alone. This includes consideration of the capital receipt that can be realised, future investment requirements, ongoing maintenance and compliance liabilities, borrowing costs, occupancy risks and the wider economic, social and community outcomes that may be achieved. Many assets require significant future capital investment to remain fit for purpose, meet statutory requirements or realise their full potential. In the current financial climate, the Council is not always able to prioritise or fund such investment given the range of competing priorities for limited resources. In these circumstances, disposal can represent the most effective option, releasing capital for reinvestment in

priority assets and services whilst enabling new owners to bring forward investment, redevelopment and regeneration that might not otherwise take place. This can support economic growth, improve the condition and productivity of assets, create new opportunities for communities and businesses, and deliver wider benefits to Dorset's residents and places. The financial appraisal of each asset therefore considers current and future income, investment requirements, risks, liabilities and the capital value that could be realised through disposal.

6.4 The Transfers and Disposals Team works closely with Finance colleagues to provide accurate forecasting of capital receipts and support budget planning. As the timing of disposals can vary due to legal, planning, market and transactional considerations, forecasts are reviewed regularly to ensure the Council's financial position reflects the most up-to-date information available.

7. Natural environment, climate & ecology implications

7.1 No change. The natural environment, climate and ecology implications remain as set out in the original report for decision.



Quantitative Impact on CEE targets (if known)		
	Unit	Number of units (+/-)
2030 - Natural asset extent & condition	Ha	Unknown
2040 - Operational Emissions	CO_2 (tonnes)	Unknown
2050 - County Emissions	CO_2 (tonnes)	Unknown

8. Well-being and health implications

8.1 No change. Well-being and health implications were considered in the original report establishing the disposals pipeline and remain unchanged.

9. Other implications

9.1 None

10. Risk implications

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

Current Risk: Low

Residual Risk: Low

11. Equalities

11.1 This is an update report not for decision equalities implications were addressed in the initial report.

12. Appendices

12.1 Assets added to the Disposal Pipeline (EXEMPT)

13. Background papers

13.1 Disposal Cabinet Report 11 November 2025

14. Report sign-off

14.1 This report has been through the internal report clearance process and has been signed off by the Director for Assurance & Governance (Monitoring Officer), the Director for Resources (Section 151 Officer) and the appropriate Cabinet Member(s)