

Estate & Asset Disposal

FOCUS AREAS

- 01 Governance & accountability
- 02 Disposal progress & effectiveness
- 03 CAT process & performance
- 04 Data gaps, risks & decisions

PURPOSE

Support scrutiny of BCP Council's estate management, asset disposal and CAT arrangements.

Assets fund transformation

STRATEGIC CHAIN

**PROPERTY
PORTFOLIO**



**CAPITAL
RECEIPTS**



TRANSFORMATION

**Asset Management Plan
2026–2031**

sets the portfolio strategy

**Flexible Use of
Capital Receipts**

supports transformation funding

**Cross-Party Strategic Asset
Disposal Working Group**

reviews disposal proposals

SCRUTINY ADDS VALUE BY
TESTING

governance

transparency

pace

delivery

Six principles

01 Fund transformation & replenish reserves

- Secure sufficient disposals through capital receipts.
 - Flexible Use of Capital Receipts.
-

03 Challenge retention

- Test holding cost, carbon impact and strategic need.
 - Explore consolidation.
-

05 Enable public benefit

Support community and public-sector acquisition where principles align.

02 Best consideration

- Use Red Book valuation as the minimum benchmark.
 - Move at pace.
-

04 Release surplus

Dispose of vacant or under-used assets unless strategically justified (eg, cost avoidance).

06 Focus delivery capacity

Prioritise Estates and FM teams effort toward required disposals.

Flexible use of capital receipts

What can these flexibilities be used for?

Flexible Use of Capital Receipts allows councils to use proceeds from asset sales (capital) to fund the upfront (revenue) costs of transformation projects, such as service redesign, digital investment and organisational change, where these will deliver future savings and efficiencies.

Current corporate approach

Virtual Corporate Landlord Model

- Responsibility is not fully centralised
 - Services work together
 - Consolidation of repairs budgets
-

01 SERVICES

Own operational needs and asset relationships.

02 FACILITIES MANAGEMENT

Supports most operational assets, including depots – repairs, planned maintenance, improvements.

03 ESTATES

Provides property expertise and portfolio oversight.

Future model

WHAT IS HAPPENING

Virtual Landlord Model Planning Group

- VLM Planning Group meets regularly to agree priorities.
- Current activity centres on consolidating repairs and maintenance budgets.
- 'Financial Recovery Estates Sprint' currently merged with VLM activity – focus on disposals.

WHAT REMAINS UNDECIDED

- No current plans for the centralisation of all asset-related functions.

Understanding the condition of the estate

COVERAGE TODAY

- Focus on reactive response to repairs and maintenance issues as they arise
- Planned maintenance to meet statutory obligations
- Limited condition survey work, except for funded activity eg, BCP Homes, Library Strategy

No wider corporate condition survey programme is funded or active.

WHAT THIS LIMITS

Maintenance risk

Incomplete visibility of future liabilities.

Prioritisation

Resources focus on essential work and statutory compliance.

Asset decisions

Retention, disposal and investment choices lack a complete evidence base.

Capital receipts

Capital receipts received since March 2025

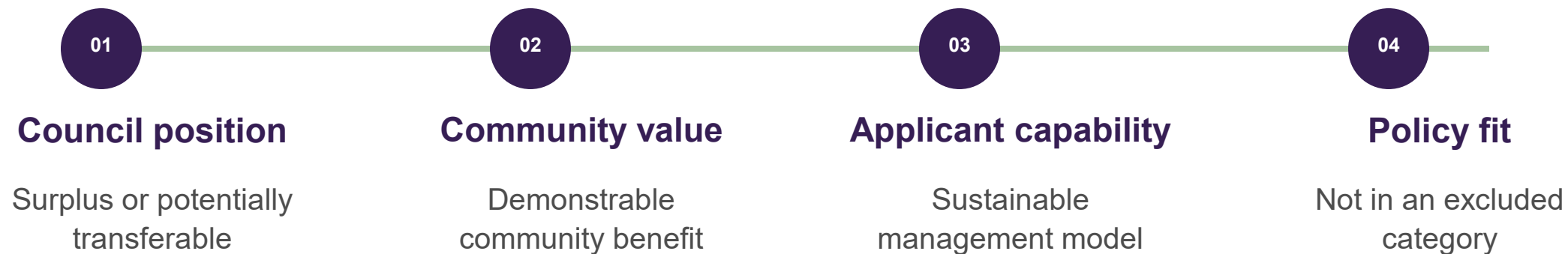
	£
Wessex Fields	6,000,000
Waitrose Car Park, Christchurch	1,500,000
Westbourne Plus Care Home	1,006,000
Airfield Industrial Estate, Christchurch	262,000
Canford Heath Neighbourhood Centre	225,000

Capital receipts expected

- Poole Civic Centre
- South Part of Beach Road Car Park
- Penn Hill Car Park
- 12/14 Commercial Road, Poole
- Queensmead, Christchurch
- Cabot Lane, Poole
- Upton Park Farm
- Roeshot Nursery, Christchurch
- Park Place, Poole – covenant removal
- Kingland House, Poole – lease restructure

CAT suitability combines four tests

An asset may be suitable only when the Council and applicant can answer “yes” across the sequence.



Policy and delivery

POLICY TIMETABLE

STAGE 1

6–10 weeks

Application assessment

STAGE 2

8–12 weeks

Business case assessment

LEGAL

≈12 weeks

Completion

26–34 weeks

total indicative duration

≈ 6–8 months

IN PRACTICE

Applications are taking significantly longer.

Shared ownership

01

RESPONSIBLE SERVICE

Normally leads the application and appoints a named officer.

02

ESTATES

Provides property oversight, advice and transactional support.

03

Approvals

Final disposal approval follows delegated authority arrangements.

Two CATs completed; six remain in the pipeline

COMPLETED THIS COUNCIL TERM

2

Hengistbury Head Outdoor
Education Centre

Embassy Youth Club, Brassey Road

PIPELINE

5

01 Henry Brown Centre, Cunningham Crescent

02 Townsend Youth Club, Throop Road

03 Broadstone Youth Club, Moor Road

04 Broadstone Football Club

05 Access Dorset, Littledown

Expected delivery

4 to complete by 31 March 2027

Risks

01 **Fragmented accountability**

Roles and decisions are harder to follow.

03 **Limited survey + maintenance funding**

Evidence and preventive action are constrained.

05 **Uncertainty around governance**

Decision routes may be misunderstood.

07 **Capacity pressure**

Estates and support functions face delivery strain.

02 **Incomplete data**

Liabilities and priorities remain uncertain.

04 **CAT delays**

The pipeline is not converting at ideal pace.

06 **Commercial sensitivity**

Transparency can be restricted.
