REPORT of
DIRECTOR OF NEIGHBOURHOOD SERVICES AND COMMUNITIES

to
STRATEGY AND RESOURCES COMMITTEE
26 NOVEMBER 2026

ASSET DISPOSAL POLICY

1. PURPOSE OF THE REPORT

1.1 To consider and approve the Council's Asset Disposal Policy, attached at **APPENDIX 1** to this report.

2. RECOMMENDATION

That the Council's Asset Disposal Policy attached at **APPENDIX 1** to this report be approved.

3. SUMMARY OF KEY ISSUES

3.1 The Assets Disposal Policy, attached at **APPENDIX 1**, establishes a consistent and transparent framework for assessing and progressing the disposal of Council-owned land and property.

3.2 The Policy identifies three principal disposal routes: open market disposal, disposal to special purchasers and Community Asset Transfer. Proposals will be assessed against the Council's operational and strategic requirements, supported by appropriate valuation, legal and financial advice. Community Asset Transfer applicants will need to demonstrate measurable public benefit, community support, financial sustainability and suitable governance, operational and management capacity.

3.3 The Policy sets out a staged process covering initial assessment, due diligence, options appraisal, independent valuation, engagement, approval and legal completion, together with post-completion monitoring and updates to Council records.

3.4 Decisions remain subject to the Constitution and Scheme of Delegation. Any decision for a large site disposal either by sale or lease will still require Council approval. This policy ensures a consistent approach to all requests and ensures Officers have a clear policy to follow when making delegated decisions for disposals currently set out within the constitution.

3.5 Appropriate safeguards, including restrictive covenants, overage, clawback and reversionary provisions, will be considered to protect the Council's interests where appropriate.

3.6 Applicants or purchasers will normally meet the Council's legal and reasonable professional costs unless otherwise agreed in writing.

3.7 Disposals will not normally be progressed where an asset remains required for Council purposes, a substantially similar request has been determined within the preceding six months, or an application fails to meet the relevant criteria.

4. CONCLUSION

4.1 Approval of the Assets Disposal Policy will provide a clear governance process for the public and officers dealing with requests to purchase Council assets,

5. IMPACT ON PRIORITIES AS SET OUT IN THE CORPORATE PLAN 2025 - 2028

5.1 **Delivering Good Quality Services**

5.1.1 Having a clear policy will allow the Council to provide clear guidance and transparency regarding the management of Council assets. This will allow officers to provide a clear process and criteria for assessment of disposal requests.

6. IMPLICATIONS

(i) **Impact on Customers** – There are no direct impact on customers arising from the recommendations in this report.

(ii) **Impact on Equalities** – There are no direct equality implications arising from the recommendations in this report.

(iii) **Impact on Risk (including fraud implications)** – The Policy ensures that all decisions are made in a clear and consistent matter reducing the risk of challenge.

(iv) **Impact on Resources (financial)** – There are no direct financial implications arising from approval of the Policy. Any decisions made will have an impact on Council finances, but these will be advised in any future disposal reports.

(v) **Impact on Resources (human)** – None.

(vi) **Impact on Devolution / Local Government Reorganisation** – There are no direct implications arising from the recommendations in this report.

Background Papers:
APPENDIX 1 – Asset Disposal Policy
APPENDIX 2 – Asset Disposal Policy Flowchart

Enquiries to: Frank Britt, Principal Assets Manager