

**RECOMMENDATIONS TO CABINET 20<sup>TH</sup> JANUARY FROM THE  
REGENERATION AND DEVELOPMENT PANEL MEETING HELD ON 13<sup>TH</sup>  
JANUARY 2026**

RD61: **Cabinet Report - Property Disposal Policy**

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The Assistant Director for Property and Projects presented the report.

The Chair thanked the Officer for the report and invited questions and comments from the Panel.

The Vice – Chair, Councillor Osborne sought clarification on section 7 and how was “affecting one third of resident of a ward” determined and judged.

The Assistant Director for Property referred to the Council’s Constitution and Scheme of Delegation but confirmed he would provide further clarification.

Councillor Crofts commented on allotments included in the policy and sought clarification in what was meant by “without the consent of the Secretary of State”. He added untenanted allotments such as North Lynn and West Lynn, could be used by the Borough Council for other uses.

The Assistant Director for Property explained there was a process within the Allotment Act 1925 along with statutory safeguards and commented there was no current plans for allotments. He advised he would provide further detail to the Panel.

Councillor Bone questioned the complex pieces of land which were owned by the Borough Council which did not have much sale value but valuable to residents as used for parking. He highlighted this was a revenue opportunity and supported depositing assets but raised concerns some land was valuable to residents. He commented ward members needed to be informed of potential land sales to determine social value of assets with their area.

The Assistant Director for Property highlighted the criteria for property disposal which meant any land which had the potential to generate revenue may not be included or considered a surplus asset. He referred the Panel to the social value section within the policy and explained assets were to be debated as social value was difficult to be measured.

Councillor Bubb sought further details on an acquisition policy along with the property disposal policy.

The Assistant Director for Property confirmed once the property disposal policy was agreed and implemented, and acquisition policy would be prepared as part of the wider asset management plan.

Councillor Blunt questioned what the intention for land owned by the Borough Council but leased to Parish Councils was for allotments. He questioned if this was classed as outside the policy.

The Assistant Director for Property referred to the criteria in the policy and clarified it was dependent on if this was a community asset transfer. He added this may not qualify as a surplus asset.

The Portfolio Holder, Councillor Ring, confirmed the acquisition policy would be coming forward but the property disposal policy was the first step of the asset management plan. He referred to Councillor Bones comments and agreed all Councillors needed to be involved as each Member knew their ward area. He commented the land on Reid Way was a good example and had been offered to a housing association for development. He commented on the importance of having an asset register and it needed the community and social value of assets to be determined.

Councillor Ratcliffe referred to the recent Cabinet report on the Heacham Beach Huts and highlighted the importance of this disposal property policy. She questioned how the Heacham Beach Huts related to the policy. She echoed Councillor Bone's comments on liaising with ward Members at an early stage.

The Assistant Director for Property commented the same criteria was followed for the Heacham Beach Huts however the financial case needed to be presented clearly. He added there was a clear case for selling the Heacham Beach Huts.

The Chair, Councillor Parish commented proposals for disposal should be discussed with local representatives such as ward Members, parish councils or town councils as they know the community and the area.

**RESOLVED:** That the Regeneration and Development Panel support the recommendations to Cabinet on the condition the following wording was added to the policy;

Potential disposals should be discussed with the portfolio holder, ward members, parish councils and any other community representatives at an early stage where the land is located.

#### CABINET RECOMMENDATIONS:

To be recommended to Full Council:

The adoption of the Property Disposal Policy attached as Appendix 1.