

SWANAGE TOWN COUNCIL

Dr Martin Ayres
Town Clerk

Town Hall
SWANAGE
Dorset
BH19 2NZ

9th September 2026

Dear Councillor

Local Government Act 1972

You are summoned to attend a Meeting of the Swanage Town Council to be held at **THE TOWN HALL, HIGH STREET, SWANAGE** on **MONDAY, 14th SEPTEMBER 2026** at **7.00 p.m.** for the purpose of transacting the business mentioned in the Agenda.

Yours sincerely

M.K. Ayres

Town Clerk

PLEASE NOTE: **15 MINUTES OF PUBLIC PARTICIPATION TIME WILL BE HELD AT 7.00 P.M. PRIOR TO THE COMMENCEMENT OF THE MEETING.**

To all Members of the Council

A G E N D A

1. To report apologies (if any) received from Members for inability to attend the Meeting.
2. Declarations of Interest and consideration of requests for Grants of Dispensations (Councillors are reminded of their obligations to declare their interests in accordance with Section 9 and Appendix B of the Council's Code of Conduct).
3. To approve as a correct record the Minutes of the following Meetings:-
 - (a) Council Meeting held on 20th July 2026. (Copy enclosed).
 - (b) Extraordinary Meeting held on 5th August 2026 (Copy enclosed).
4. To approve as a correct record the Minutes of the following Committee Meetings, and consider the recommendations contained therein:-
 - (a) Finance and Governance Committee held on 22nd July 2026.
 - (b) Planning and Consultation Committee held on 3rd August 2026.
 - (c) Planning and Consultation Committee held on 7th September 2026. (Copies enclosed).
5. Budget Monitoring:-
 - (a) Statement of Cash Balance as at 31st July 2026.
 - (b) Statement of Cash Balance as at 31st August 2026. (Copies enclosed).
6. Monitoring Payment of Accounts. (Schedules enclosed).

7. Chairman's Announcements.
8. Meeting Schedule – To confirm date of next Personnel Committee Meeting on 13th October 2026.
9. Working Party and Task & Finish Group Updates.
 - (a) Museum Task & Finish Group held on 3rd August 2026 – To consider request for confirmation of security of tenure.
(Briefing note enclosed).
 - (b) Property Panel held on 5th August 2026.
 - (c) Communications Strategy Working Party held on 17th August 2026.
 - (d) Fishers' Huts Task & Finish Group held on 28th August 2026.
 - (e) Seafront Masterplan Working Party held on 7th September 2026.
10. Beach Huts – To consider scale of fees and charges for 2027/28.
(Briefing note enclosed).
11. Reports from Council representatives on outside organisations.
12. Report from Dorset Councillors.
13. Reporting of delegated matters.
14. Items of Information and Matters for Forthcoming Agendas.
 - (a) Swanage Neighbourhood Plan – To note additional consultation period.
 - (b) Vodafone – proposed upgrade to telecoms mast at King George's Field.
(Information enclosed).
- * 15. Procurement
 - (a) Panorama Road – To consider awarding contract for resurfacing.
(Briefing note enclosed).
- * 16. Property Related Legal Matters
 - (a) Swanage Town & Herston Football Club – To consider update further to Extraordinary Council Meeting held on 5th August 2026.

* Under Standing Order No. 1 c), it is envisaged that in view of the confidential nature of the business to be transacted, it is advisable in the public interest that the press and public will be excluded from the Meeting during consideration of agenda items 15 and 16 (due to legal and commercial confidentiality).

Draft Minutes of the Meeting of the Swanage Town Council
held at the Town Hall, High Street, Swanage on
MONDAY, 20th JULY 2026 at 7.00 p.m.

PRESENT:-

Councillor C. Tomes – Chairman

Councillor J. Bishop
Councillor M. Bonfield
Councillor P. Burridge
Councillor M. Coward
Councillor J. Dorrington
Councillor J. Lejeune
Councillor T. Foster
Councillor C. Moreton
Councillor G. Suttle
Councillor C. Sutton
Councillor S. Vile

In addition to Members of the Council and officers, three members of the public attended the Meeting.

Public Participation Time

The following matter was raised during Public Participation Time:-

- Concerns were raised regarding the accumulation of seaweed on the beach, and a question was asked about what information was available about the current situation and the Town Council's policy more broadly. The Chairman explained that, although the Town Council's contractor had been returning the seaweed to the sea in accordance with the Town Council's policy, there had recently been an exceptional number of easterly winds, resulting in the seaweed being washed back onto the beach as part of a natural process. It was hoped that the prevailing westerly winds, which would normally be expected at this time of year, would return, and the Council would continue to monitor the situation.

Rev. Dave Richards offered a short prayer before the commencement of the Meeting.

The Chairman opened the Council Meeting at 7.10 p.m.

52. **Apologies**

There were no apologies to report.

53. **Declarations of Interest**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with Section 9 and Appendix B of the Council's Code of Conduct.

Agenda item No. 4 (d) – Councillor Bonfield declared an interest under the Code of Conduct by reason of being a regular beach hut user.

54. **Minutes**

- (a) Proposed by the Chairman, seconded by Councillor Coward and RESOLVED UNANIMOUSLY:-

That the Minutes of the Council Meeting held on 22nd June 2026 be approved as a correct record and signed.

55. **Environment and Green Spaces Committee**

- (a) Proposed by Councillor Sutton, seconded by Councillor Dorrington and
RESOLVED UNANIMOUSLY:-

That the Minutes of the Environment and Green Spaces Committee Meeting held on 24th June 2026 be approved as a correct record and signed.

Consideration was given to the following recommendation contained in the Minutes:-

5) **Swanage Information Centre – Air source heat pump grant application**

It was proposed by Councillor Sutton, seconded by Councillor Bonfield and
RESOLVED UNANIMOUSLY:-

That officers submit an application to Low Carbon Dorset for grant funding and, if successful, to undertake a competitive procurement exercise for the installation of an air source heat pump and radiators at the Swanage Information Centre, the balance of the cost to be funded from the Environmental Projects reserve.

56. **Community Services Committee**

- (a) Proposed by Councillor Moreton, seconded by Councillor Vile and RESOLVED
UNANIMOUSLY:-

That the Minutes of the Community Services Committee Meeting held on 1st July 2026 be approved as a correct record and signed.

57. **Planning and Consultation Committee**

- (a) Proposed by Councillor Foster, seconded by Councillor Lejeune and RESOLVED
UNANIMOUSLY:-

That the Minutes of the Planning and Consultation Committee Meeting held on 6th July 2026 be approved as a correct record and signed.

58. **Tourism and Local Economy Committee**

- (a) Proposed by Councillor Bonfield, seconded by Councillor Foster and RESOLVED
UNANIMOUSLY:-

That the Minutes of the Tourism and Local Economy Committee Meeting held on 15th July 2026 be approved as a correct record and signed.

Members thanked officers for preparing the Minutes so promptly following the Committee Meeting.

Further to his declaration under Minute No. 53, Councillor Bonfield left the room during consideration of the following item.

Consideration was given to the recommendations contained in the Minutes:-

4) **Beach Huts – Proposed fees and charges for 2027-2028**

It was proposed by the Chairman, seconded by Councillor Coward and
RESOLVED UNANIMOUSLY:-

That consideration of the recommendations of the
Tourism and Local Economy Committee relating to
proposed Beach Hut fees and charges for 2027–2028,
including the proposed fee structure, and amendments
to the terms and conditions, be deferred until the
September 2026 Council Meeting.

Councillor Bonfield re-entered the Meeting.

59. **Statement of Cash Balance**

- (a) A Statement of Cash Balance as at 30th June 2026 was submitted for
information (a copy attached at the end of these Minutes).

60. **Payment of Accounts**

In accordance with Financial Regulations 5 and 6 the following Payment Schedule
was submitted for information:-

- Payment Schedule 3, amounting to £915,756.49.

61. **Chairman's Announcements**

The Town Mayor reported a busy month and had attended the following events:

- **Hants & Dorset Coastal Rowing Regatta** – on 4th July 2026, the Mayor had presented the trophies at the Regatta. It was noted that this event was now one of the biggest rowing regattas in the country.
- **St Mary's RC Primary School's 90th Anniversary celebrations** – on 11th July 2026, the Mayor, Councillor Bonfield, and Councillor Sutton attended a special open morning at the school, which included a tour of the school, a birthday cake, and an opportunity for former pupils, staff, and members of the community to share memories. The event formed part of a year of celebrations to mark the school's 90-year history since it was founded by the Sisters of Mercy in 1935.
- **Clifftop Care Home's 'Summer Hoedown'** – on 11th July 2026, the Mayor, Deputy Mayor, and Councillor Bonfield attended the home's annual summer party, which had a 'Wild West' theme this year, including costumes, music, and a themed cake. It was noted that staff, volunteers, residents and their families enjoyed a fun-filled afternoon together.
- **The High Sheriff of Dorset, County Line Walk** – on 12th July 2026, the Mayor and Deputy Mayor welcomed the High Sheriff of Dorset, Dr Helena Conibear, at a reception at The Focus Centre, which included a wonderful performance by the Allsort'd Choir, as she completed the leg of her walk from Kimmeridge to Swanage. During Dr Conibear's year in office, she was walking 216 miles around the county line of Dorset to raise awareness of the dangers of 'County Lines' exploitation, the importance of protecting young people and supporting local communities. She aimed to raise £10,000 during her walk to donate to Dorset Charities, with a project in each area she visited to receive a grant of £1,000. Attendees heard about the invaluable work being undertaken at The Focus Centre to support local people. Dr Conibear also visited Swanage Skatepark where she met some of the town's young people and heard about the successful completion of Phase 1 of the Swanage Skatepark Community Project and the progress being made with Phase 2. The visit also highlighted the importance of providing safe, positive spaces for young people in the community to enjoy.

- **Swanage and Purbeck Rotary Club** – on 1st July 2026, the Mayor, Deputy Mayor, and Councillor Bonfield attended the Club’s annual celebration and presidential handover evening at The Swanage School, marking a very successful year of community service and fundraising. It was noted that Councillor Bonfield had received a Paul Harris Fellowship in recognition of his longstanding contribution to both the town and Rotary. Congratulations were extended to Councillor Bonfield on his well-deserved award.

62. **Meeting Schedule – To confirm venue for Council Meeting on 14th September 2026**

Consideration was given to the venue for the Council Meeting scheduled to be held on 14th September 2026, which was currently due to take place at The Swanage School. It was proposed by Councillor Coward, seconded by Councillor Foster and RESOLVED UNANIMOUSLY:-

That the venue for the Council Meeting scheduled to be held on 14th September 2026 be changed from The Swanage School to the Town Hall.

63. **Working Party and Task & Finish Group Updates**

(a) **Housing Task & Finish (T&F) Group held on 20th July 2026**

Further to Minute No. 47 of the Council Meeting held on 22nd June 2026, it was reported that the T&F Group had met with Aster earlier in the day to raise the Town Council’s concerns regarding the condition of Aster’s housing stock in Swanage, discuss current maintenance issues relating to specific properties, and understand the process for bringing these properties up to the required standard. A further meeting was planned to continue these discussions.

It was noted that, at the meeting, Aster had agreed that they would be willing to work with the Swanage Community Land Trust on other projects in the town.

64. **Reports from Council representatives on outside organisations**

(a) **To consider appointing Councillor Vile as observer to Action for Health and Care Purbeck**

It was proposed by Councillor Bonfield, seconded by Councillor Sutton and RESOLVED UNANIMOUSLY:-

That Councillor Vile be appointed as the Town Council’s observer to Action for Health and Care Purbeck.

(b) **Purbeck Community Rail Partnership (PCRP)**

Councillor Bonfield reported that he had attended the PCRP Committee Meeting held on 8th July 2026 and provided a brief update from the meeting, which included:

- A review of cycleways in Purbeck, particularly in coastal areas;
- A potential new footpath from Purbeck Park to Corfe Castle;
- A potential new community bus service; and
- The updating and refreshing of the Wareham and Dorchester South railway stations.

65. **Report from Dorset Councillors**

The following updates were provided:

- **Dorset Local Plan** – It was reported that, following changes to the Government’s planning system, housing requirements, and plan-making deadlines, Dorset Council had decided to discontinue the previous Local Plan process and commence preparation of a new Local Plan under the Government’s new plan-making system. It was noted that previous evidence and consultation responses would be used to inform the new Plan. The new process was expected to commence with a scoping

consultation in September 2026, with the new Local Plan anticipated to be submitted for examination in 2028 and adopted in 2029.

It was noted that the adopted Purbeck Local Plan (2018-2034), would remain part of the current development plan. A query was raised as to whether the new Local Plan process would affect emerging Neighbourhood Plans (NPs). It was confirmed that NPs would continue to progress and that this could assist the planning process for the Swanage Neighbourhood Plan.

- **Dorset Destination Management Plan (DMP) 2026-2035** – It was reported that the DMP had been approved by Dorset Council and BCP Council at their respective Cabinet meetings in July. Disappointment was expressed that the Plan appeared to be broad in scope, and that Swanage had not been specifically included in the report. It was hoped that the Town Council would be able to contribute to the process as the Plan progressed.
- **Dorset and BCP Councils Joint Local Transport Plan (LTP) 2026-2041** – It was noted that the pan-Dorset LTP had been approved for adoption by Dorset Council at its meeting held on 16th July 2026.

66. **Reporting of delegated matters**

There were no matters to report.

67. **Items of Information and Matters for Forthcoming Agendas**

(a) **To note outcome of UK Small Town of Culture Bid 2028**

It was reported that Cultural Purbeck had been notified that Swanage had not been shortlisted as one of the towns to go through to the next round for consideration to be the UK Small Town of Culture 2028. Thanks were recorded to those at Cultural Purbeck for putting the bid together, and it was noted that the Town Council remained supportive of their longer-term objectives.

68. **Swanage Town & Herston Football Club – To consider update regarding proposed works to existing sports hall at Day's Park and associated grant request**

The Town Clerk provided a short update regarding the Council's ongoing discussions with Swanage Town & Herston Football Club. It was noted that this matter would most likely be placed on the agenda of a forthcoming extraordinary council meeting.

The Meeting closed at 7.25 p.m.

Draft Minutes of the Extraordinary Meeting of the Swanage
Town Council held at the Town Hall, High Street, Swanage
on **WEDNESDAY, 5th AUGUST 2026** at 7.00 p.m.

PRESENT:-

Councillor C. Tomes – Chairman

Councillor J. Bishop
Councillor M. Bonfield
Councillor P. Burridge
Councillor M. Coward
Councillor J. Lejeune
Councillor T. Foster
Councillor C. Moreton
Councillor G. Suttle
Councillor C. Sutton
Councillor S. Vile

There were no members of the public or press and media present.

Public Participation Time

There were no matters raised during Public Participation Time.

69. **Apologies**

Apologies for her inability to attend the Meeting were received from Councillor Dorrington.

70. **Declarations of Interest**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with Section 9 and Appendix B of the Council's Code of Conduct.

There were no declarations made on this occasion.

71. **Items of Information and Matters for Forthcoming Agendas**

There were no matters raised.

72. **Swanage Town & Herston Football Club (ST&HFC)**

(a) **To consider update regarding proposed works to existing sports hall at Day's Park and associated grant request**

Further to Minute No. 68 of the Council Meeting held on 20th July 2026, an update was provided regarding a new grant request that had been submitted to the Town Council by ST&HFC. It was reported that this would focus on targeted work to remove damaged asbestos cladding from the west elevation of the sports hall and redundant store, as well as re-cladding and patch repairs. This was presented as an interim solution that would allow football to continue to be played at Day's Park whilst essential works are progressed. It was further noted that a drone survey had been undertaken of the sports hall roof which had not identified any significant failure, although it required ongoing monitoring. It was also reported that discussions were ongoing regarding legal and insurance arrangements.

EXCLUSION OF PRESS AND PUBLIC

It was proposed by Councillor Foster, seconded by Councillor Sutton and
RESOLVED UNANIMOUSLY:-

That, under Standing Order No. 1 c), in the public interest, the press and public be excluded from the Meeting in view of the confidential nature of the business to be transacted under agenda items 4 (b) and 5 (due to legal and commercial confidentiality).

(a) **To consider update regarding proposed works to existing sports hall at Day's Park and associated grant request (continued)**

(b) **To consider update re. draft legal agreement**

Consideration was given to the grant request from ST&HFC in the context of ongoing discussions regarding the Club's obligations as set out in a draft lease of the football club premises at Day's Park. A briefing note that had been circulated prior to the meeting drew attention to the need for the Council to consider whether ST&HFC's latest proposal would adequately address the most serious risks associated with the sports hall remaining in situ, as set out in recent professional reports.

During the debate, the need for ST&HFC to address the most serious risks posed by the deteriorating condition of the structure was acknowledged and comments were made that demolition remained the preferred option, as previously supported by the Town Council as landowner (see Minute No. 242 of the Extraordinary Council Meeting held on 6th May 2026). However, in light of the fact that the building remained in situ, an openness to the current proposal was also voiced as a pragmatic step to minimise disruption to the club's activities during the 2026/27 playing season, particularly given the importance of youth football. The Town Clerk provided an update on discussions with the Council's insurers and legal advisors and the importance of ensuring that any uncertainties over insurance cover were resolved as soon as possible was acknowledged.

It was noted that three quotes had not been supplied in support of the grant request, but this was weighed against the importance of the Club commissioning the remedial work within a short timeframe. It was proposed by the Town Mayor and seconded by Councillor Bonfield:-

To approve a grant of £18,193.60 + VAT to Swanage Town and Herston Football Club to commission qualified asbestos contractors to undertake the work described below, subject to the Club providing written assurance that it will use all reasonable endeavours to agree lease terms:

- removal of asbestos cladding on the west elevation of the sports hall and the redundant store;
- installation of profiled steel wall cladding sheets to west elevation of sports hall;
- installation of GRP (glass reinforced plastic) cladding over damaged asbestos cladding on the north elevation and east elevation.

Upon being put to the Meeting, TEN Members voted IN FAVOUR of the Proposition and ONE AGAINST, whereupon the Proposition was declared CARRIED.

72. **Procurement**

(a) **Electric Vehicle Charging Points – To confirm procurement arrangements in compliance with Charging Ahead Grant**

Further to Minute No. 228 (a) of the Extraordinary Council Meeting held on 29th April 2024, consideration was given to a revised proposal from JoJu Charging to install electric vehicle charging points (EVCPs) in North Beach, Main Beach and Mermond Place car parks, to be funded via Dorset Council's Charging Ahead grant programme. Given that the original decision to proceed with such a grant had been made more than two years ago, the need to review the legal and procurement issues relating to the proposal and confirm the decisions made at that time was acknowledged. The content of a briefing note setting out the changes that had been made to the proposal since April 2024 was noted, including the fact that the Charging Point Operator would now be Connected Kerb rather than Mer. Furthermore, whereas the previous proposal was for the installation of six 22 kw chargers in Main Beach and North Beach car parks, together with three 50 kw chargers at Mermond Place, the revised proposal would see the installation of twelve 7.4 kw chargers across Main Beach and North Beach car parks and two 75 kw chargers at Mermond Place.

It was reported that the total cost of the installation works would be £180,502.59 + VAT, 60 per cent of which would be funded by Dorset Council and 40 per cent directly by Connected Kerb.

It was proposed by Councillor Sutton, seconded by Councillor Moreton and
RESOLVED UNANIMOUSLY:-

That the Town Council:

- Confirms that it intends to proceed with the Charging Ahead grant application to fund the works and services set out in the Feasibility Study dated 30th July 2026.
- Waives the Council's financial regulations in respect of contracts in order to procure the installation of 14 chargers in Main Beach, North Beach and Mermond Place car parks from Joju Charging at a cost of £108,301.55+ VAT plus a contingency of £1,000, to cover any additional DNO costs, for the following reasons:
 - By procuring the chargepoints through the Charging Ahead grant process Swanage Town Council will have the support of Dorset Council in managing the project and will be part of a Dorset-wide programme so that the same EVCPs are installed across the county providing familiarity for residents and visitors alike.
 - The selection of the supplier was the subject of a previous procurement exercise carried out by Dorset Council via a framework agreement.
 - It is a 100% fully funded scheme including lower powered chargers which offer lower cost for residential charging but offer a poor commercial return for Charging Point Operators, given the high cost of what is a heavily subsidised installation.
- Waives the Council's financial regulations in respect of contracts in order to enter into a 15-year concession agreement with Connected Kerb for the

installation and operation of EVCPs in North Beach, Main Beach and Mermond Place car parks for the following reasons:

- By entering into a concession agreement through the Charging Ahead grant process Swanage Town Council will have the support of Dorset Council in managing the contract and will be part of a Dorset-wide programme so that residents and visitors only need one charging app across the county.
 - It is a 100% fully funded scheme including lower powered chargers which offer lower cost for residential charging but offer a poor commercial return for Charging Point Operators, given the high cost of what is a heavily subsidised installation.
 - The CPO (Connected Kerb) uses 100% sustainable energy.
-
- Authorises the signing of the relevant agreements in accordance with Standing Orders.

(b) **Green Seafront Scheme Collaboration Agreement with Dorset Council – To consider contract extension under Schedule 4: Procurement Advice**

Further to Minute No. 238 (a) of the Council Meeting held on 27th April 2026, consideration was given to a proposal to engage WSP to provide further procurement advice in respect of the Green Seafront Stabilisation Scheme, via Dorset Council's Transportation Engineering Professional Services (TEPS) Contract. WSP had put forward a proposal setting out three phases of procurement advice to guide the Town Council through the tender process, between now and March 2027. This agenda item related to the first of these three phases, involving preparation and documentation development at a cost of £65,000.

Since the agenda had been issued, Dorset Council had advised that this would require the addition of a further schedule to the Collaboration Agreement, rather than an extension to the contract issued under Schedule 4. It was proposed by Councillor Bonfield, seconded by Councillor Sutton and **RESOLVED UNANIMOUSLY:-**

To instruct Dorset Council to engage WSP via the TEPS Contract to deliver procurement professional advice for the Green Seafront phase one works – procurement and documentation development, for the sum of £65,000, and to prepare an additional schedule to the Collaboration Agreement accordingly.

(c) **Green Seafront Scheme Collaboration Agreement with Dorset Council – To consider addition of Schedule 5: Openreach design/survey work**

Consideration was given to a briefing note that set out a proposal to enter into a further schedule under the Green Seafront Collaboration Agreement to facilitate Dorset Council instructing Openreach to prepare a diversion design for their apparatus located within the section of Walrond Road that is proposed to be stopped up if the new option design proposals are implemented. Following formal notification to Openreach via the New Roads and Street Works Act 1991 Code of Practice for Diversionary Works, it had been ascertained that the cost of the design

work would be £3,548. Members noted that this sum did not include the costs of the actual diversion works. It was proposed by Councillor Bishop, seconded by Councillor Lejeune and **RESOLVED UNANIMOUSLY:-**

That a fifth schedule be added to the Collaboration Agreement in respect of the Green Seafront Scheme to facilitate the delivery of a specification and detailed estimate for the relocation of apparatus in the section of Walrond Road subject to a stopping up order in the new option design, and to authorise payment of the sum of £3,548 to Dorset Council to fund the required design works by Openreach.

(d) Marsh Way Wall – To award contract for reconstruction

Further to Minute No. 15 (b) of the Council Meeting held on 15th December 2025, consideration was given to a briefing note setting out the result of a recent tender exercise for the reconstruction of the boundary wall at Victoria Terrace/Marsh Way, together with advice provided by the Council's appointed professional advisers, Crickmay Stark Architects. Following advertisement on the Find A Tender service, four compliant tenders had been received which had been assessed against price, programme, commercial risk, qualifications and the overall quality of the submissions. Members considered the outcome of the tender evaluation and related recommendations, including that the contract be award to the company that had submitted the lowest contract price.

It was noted that the costs of the work would be apportioned between the Town Council and the property owner in accordance with the agreement approved at the Council Meeting held on 23rd March 2026 (Minute No. 215 (b) refers). In accordance with legal advice received, this would be the subject of a Deed of Mutual Covenant and Grant. It was proposed by Councillor Bonfield, seconded by Councillor Foster and **RESOLVED UNANIMOUSLY:-**

That the Council awards the contract for the rebuilding of the boundary wall at 1 Victoria Terrace/Marsh Way in accordance with the recommendation made by Crickmay Stark Architects following the tender evaluation, subject to satisfactory clarification of outstanding matters and confirmation by the solicitors acting for the owner of 1 Victoria Terrace of agreement to enter into a Deed of Mutual Covenant and Grant.

It was further reported that the fee for Crickmay Stark Architects to undertake the tender process, administer a JCT contract and project manage the remediation works would be 5 per cent of the final contract sum. Consequently, it was **FURTHER RESOLVED:-**

To place an order with Crickmay Stark Architects Ltd, noting that the final sum payable will be 5 per cent of construction costs, and that delegated authority be granted to the Assets & Compliance Manager to agree the final project cost, subject to it not exceeding the total sum, including contingencies, as recommended by Crickmay Stark Architects and set out in the briefing note for this agenda item.

The Meeting closed at 7.50 p.m.

Draft Minutes of a Meeting of the **FINANCE AND GOVERNANCE COMMITTEE** held at the Town Hall, Swanage on **WEDNESDAY, 22nd JULY 2026** at 2.15 p.m.

PRESENT:- Councillor C Tomes (Town Mayor) – Chairman

Councillor J Bishop
Councillor M Bonfield
Councillor T Foster
Councillor C Moreton
Councillor C Sutton
Councillor S Vile

Also in attendance: -

Dr M. Ayres	Town Clerk
Miss A. Spencer	Finance Manager

There were no members of the public present at the meeting.

1. **APOLOGIES**

Apologies for his inability to attend the meeting were received from Councillor Suttle.

2. **DECLARATIONS OF INTEREST**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with Section 9 and Appendix B of the Council's Code of Conduct.

No declarations were made on this occasion.

3. **INTERNAL AUDIT SERVICES 2026-27**

Members considered a briefing note setting out the requirements of the Accounts and Audit Regulations 2015 and the SAPPP Practitioners' Guide in regard to internal audit services. It was noted that the council's current contract with Darkin-Miller Accountants LLP was for a 3-year period with the option to extend for 2 years, and that the 2025/26 audit was the end of the initial 3-year period. Following a brief discussion, during which general satisfaction was expressed with the internal audit service, it was proposed by Councillor Vile, seconded by Councillor Sutton and RESOLVED UNANIMOUSLY:

To confirm the appointment of Darkin-Miller Accountants LLP as the Council's Internal Auditor for the 2026/27 and 2027/28 financial years, invoking the 2 year contract extension.

Consideration was given to a draft Strategic Audit Plan for the 2026/27 financial year. The audit plan included all core testing requirements plus car parking income as standard. Members engaged in a discussion around any additional service areas to be included in the audit plan. It was noted that TIC Cash Income, Beach Gardens and the Market had not been reviewed for a number of years. It was proposed by Councillor Moreton, seconded by Councillor Bonfield and RESOLVED UNANIMOUSLY:

To approve the draft Strategic Audit Plan with TIC Income, Beach Gardens and the Market included for additional testing.

4. **FINANCIAL REPORTS – Q1 2026/27**

a) **Income & Expenditure – Budget Monitoring Report**

Consideration was given to a report setting out the principal sources of the Town Council's income and expenditure for the first quarter of the 2026/27 financial year. It was noted that the overall position was generally positive with net expenditure £14.6k under budget. The significant variances were reported and a virement of £2k from the Beaches and Foreshore budget to the Publicity and Tourism budget was noted to fund the purchase of a replacement noticeboard (having been incorrectly reported as £2.5k under Minute No. 7) of the Tourism & Local Economy Committee Meeting held on 15th July 2026).

Additional approved expenditure of £4.75k for a pickleball court at Beach Gardens, £11k to fund emergency repairs to drains at Prospect Green, £7.5k for railings on the parade, £6.5k for tractor repairs and £16k for catenary wiring for the festive lights was also reported.

The council's reserves and investment position were reviewed and it was noted that, with the exception of the CCLA property fund and DMADF term deposits, all other funds were accessible with a short notice period.

The grant that the council currently pays to Swanage Town & Herston Football Club was discussed. It was reported that the council had previously stated that the full grant of £5,250 would be payable up until the resolution of the rent review with Vodafone (as the grant is the same amount as the rent). It was noted that a decrease in the rent of the telecoms site at Day's Park would take effect from the signing of the new lease, which was anticipated imminently. It was, therefore, proposed by Councillor Bonfield, seconded by Councillor Foster and RESOLVED

UNANIMOUSLY:

To pay a grant to Swanage & Herston Football Club of £1,312.50 for the period April to June 2026 and inform the Football Club that this would be the final grant payment to be made at this rate. Future grant payments would match the agreed rent review amount.

The Budget Report and commentary on the Council's financial activity was received and noted.

b) **Capital Programme Monitoring Report**

Consideration was given to the Capital Programme Monitoring Report for the first quarter of 2026/27, and it was noted that two projects had been brought forward from 2025/26.

The contents of the report were noted, including acknowledgement that the installation of an air source heat pump at the TIC at a total cost of £18,000 had been agreed as an additional project, subject to securing grant funding of 50% from Low Carbon Dorset (see Minute No. 5) of the Environment & Green Spaces Committee meeting held on 24th June 2026). It was agreed that if the application is successful, then this project will be added to the capital programme.

5. **DORSET COUNCIL**

a) **To Consider Statement of Reasonable Expectations**

Members considered the Statement of Reasonable Expectations which had been composed by Dorset Association of Parish and Town Councils to set out some guidelines to support positive partnership working between Dorset Council and parish and town councils. The importance to local residents of a constructive working relationship existing between the two tiers of local government was

highlighted. It was proposed by Councillor Foster, seconded by Councillor Vile and
RESOLVED UNANIMOUSLY:

To confirm the Town Council's support for the
Statement of Reasonable Expectations.

b) **To Receive Update re: Neighbourhood Governance and Community
Conversations Engagement Event**

It was reported that the Town Clerk and the Deputy Mayor had attended the first of two Community Conversations events arranged by Dorset Council on 17th July at Morden village hall. A wide range of stakeholders from across the public and voluntary sectors in Purbeck and adjoining parishes had attended the meeting and contributed to discussions on subjects including the future of local decision making, the potential for devolution of services and opportunities for improved partnership working. The output from this meeting would form the focus of the agenda for the second meeting, to be held on 11th September.

6. **INITIAL DISCUSSION REGARDING ARRANGEMENTS TO IMPROVE
ACCESSIBILITY OF COUNCIL MEETINGS**

Members discussed the potential for improvements to the accessibility of Town Council meetings, including remote access. It was noted that the Council had committed to improve access to its meetings in the Good Governance section of its Corporate Plan 2026-30. It was proposed by the Town Mayor, seconded by Councillor Bonfield and
RESOLVED UNANIMOUSLY:

That the matter of providing better access to council
meetings be referred to the Communications
Working Party for consideration in order to report
back to this Committee in November.

7. **ITEMS OF INFORMATION AND MATTERS FOR FORTHCOMING AGENDA**

The following were listed as matters for forthcoming agendas.

- Update on creation of FOI webpage – noted as a work in progress.
- Digital transformation-managers are currently putting forward proposals.
- Member training – Code of Conduct training is due to be provided by Dorset Council.
- Review of Social Media Policy – ongoing.
- Newsletter – it was noted that the publication had been delayed due to staff absence.

8. **DATE OF NEXT MEETING**

The date of the next scheduled meeting was noted as 11th November 2026.

The meeting concluded at 3.15 p.m.

Draft Minutes of the Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY, 3rd AUGUST 2026** at 7.00 p.m.

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor P Burridge

Swanage Town Council

Councillor J Lejeune

Swanage Town Council

Councillor C Sutton

Swanage Town Council

Councillor C Tomes

Swanage Town Council

Councillor S Vile

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There was one member of the public present at the meeting.

Public Participation Time

The following matter was raised:-

Planning Application Nos. P/FUL/2026/03657 and P/FUL/2026/03658 Sandpit Field, De Moulham Road, Swanage - support was expressed for the planning applications relating to the Green Seafront Stabilisation and Enhancement Project.

1) **Apologies**

There were no apologies received for inability to attend the Meeting.

2) **Declarations of Interest**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with Section 9 and Appendix B of the Council's Code of Conduct.

Planning application No. P/FUL/2026/03213 Regents Court, 15 Victoria Road, Swanage, BH19 1LY - Councillor Lejeune declared an interest by reason of being the owner of a nearby property.

Planning

3) **Plans for consideration**

Delegated Applications

Further to his declaration under Item No. 2) Councillor Lejeune left the room during consideration of the following item.

P/FUL/2026/03213 **Regents Court, 15 Victoria Road, Swanage, BH19 1LY**
Erect block of garages, with five individual garage spaces.
OBSERVATION: No objection.

Councillor Lejeune returned to the Meeting.

- P/FUL/2026/03214 **2 Whitecliff Road, Swanage, BH19 1RJ**
Proposed loft conversion including dormer on front elevation, rooflights on rear elevation and first floor window in south (side) elevation. Construct new vehicular access and parking.
OBSERVATION: No objection.
- *# P/FUL/2026/03657 **Sandpit Field, De Moulham Road, Swanage**
Ground stabilisation of the area with enhanced replacement planting, demolition of the WWII gun emplacement on Sandpit Field, retention of six of the existing beach huts, and provision of 33 additional new beach huts.
OBSERVATION: As the owner of the property, the Town Council has no comments to make in respect of this application.
- *# P/FUL/2026/03658 **Sandpit Field, De Moulham Road, Swanage**
Ground stabilisation with enhanced replacement planting, demolition of WWII gun emplacement on Sandpit Field, stopping up and infilling of Walrond Road to create a continuous green space, creation of a plaza area and a seating area adjacent to Shore Road, a new vehicular emergency access in the south west corner of Sandpit Field, a new pedestrian access on the western edge onto De Moulham Road, accessibility improvements across the site, and 46 new beach huts.
OBSERVATION: As the owner of the property, the Town Council has no comments to make in respect of this application.
- P/FUL/2026/03807 **Swanage Conservation Area**
1 The Parade, Swanage, BH19 1DA
Internal alterations and change of use of the first floor from fish and chip restaurant (Class E(b)) into a two-bedroom flat (Class C3).
OBSERVATION: The Town Council has no objection to the proposals, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein.
- * P/HOU/2026/03656 **5 Beach Gardens, Swanage, BH19 1PG**
Erect two storey rear extension. Install new dormer, patio doors and windows.
OBSERVATION: The Town Council has no objection to the proposal in principle. However, the Council requests confirmation as to whether a Sustainability Checklist is required, given the scale of the proposed development.
- P/HOU/2026/04045 **91 Kings Road West, Swanage, BH19 1HN**
Demolish existing rear conservatory. Erect rear single storey extension.
OBSERVATION: No objection.
- * P/VOC/2026/04012 **Swanage Conservation Area**
12A Station Road, Swanage, BH19 1AE
Change of use and conversion of first and second floor of 12-12a Station Road to form 1no. additional flat. Demolition of the rear storage building and erection of 1no. 2-bedroom maisonette (with variation to conditions 2, 11 & 13 of planning permission P/FUL/2026/00187 to deliver the change of use of 12-12a to form 1no. additional flat with no physical alterations over and above the original

consented scheme proposed, and the rear storage building is still proposed to be demolished and replaced with 1 no. 2 bed maisonette with an increased height of c. 2m to allow for the inclusion of a garage at ground floor level.).

OBSERVATION: No objection, providing any approved proposal complies with the Design and Conservation Officer's report and any recommendations contained therein.

For Information Only

- # P/PAEL/2026/03971 **Prior Approval - Electronic Communication/Equipment**
Victoria Avenue Car Park, Victoria Avenue, Swanage, BH19 1AR
Existing x1 22.5m high Phosco monopole to be removed and to be replaced by x1 22.87m high monopole with a 4.9 headframe. Existing 3 no. antennas to be removed and replaced by 6 no. antennas. Internal cabin refresh to be undertaken. Other associated ancillary works.

Please note:

- * The Town Council is Corporate Trustee of the De Moulham Trust, which holds the benefit of covenants in the properties that are the subject of applications marked *.

The Town Council is the owner of land included within, or directly affected by, applications marked #.

4) Applications for tree works - opportunity to raise any matters of concern

There were no matters raised.

5) Items of Information and Matters for Forthcoming Agendas

a) Dorset Council (DC) Planning and Building Control Town and Parish Council

Forum – it was reported that DC would be hosting its next planning and building control update session on 8th September 2026. The session would include updates on the Dorset Local Plan, the new National Scheme of Delegation, general Development Management matters, the Future Homes Standard and the Building Safety Levy. The forum would provide Councillors and officers with an opportunity to ask questions on these topics.

b) Draft Pre-submission Swanage Neighbourhood Plan (SNP) – Regulation 14 Public Consultation Community Engagement Events – Members and officers who had attended the community engagement events reported that they had found the sessions to be positive and constructive, with valuable discussions taking place with members of the public. The events had provided an opportunity to explain the wider context of the draft Neighbourhood Plan policies and to discuss residents' views and concerns regarding potential future residential development in the town.

6) Date of next meeting

The date of the next meeting had been scheduled for Monday 7th September 2026.

The meeting closed at 7.25 p.m.

Minutes of the Meeting of the **PLANNING AND
CONSULTATION COMMITTEE** held at the Town Hall,
Swanage on **MONDAY, 7th SEPTEMBER 2026** at 7.00 p.m.

Chairman: -

Councillor T Foster

Swanage Town Council

Present: -

Councillor M Bonfield

Swanage Town Council

Councillor P Burrige

Swanage Town Council

Councillor J Lejeune

Swanage Town Council

Councillor C Sutton

Swanage Town Council

Councillor C Tomes

Swanage Town Council

Also in attendance: -

Miss N Clark

Planning and Community Engagement Manager

There was one member of the public present at the meeting.

Public Participation Time

There were no matters raised.

1) Apologies

Apologies for her inability to attend the Meeting were received from Councillor Vile.

2) Declarations of Interest

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with Section 9 and Appendix B of the Council's Code of Conduct.

There were no declarations on this occasion.

Planning

3) Plans for consideration

Delegated Applications

P/ADV/2026/04385

Advertisement Consent

Swanage Conservation Area

Lifeboat House, Peveril Point Road, Swanage, BH19 2AY

Install information boards. Erect courtyard stone walls (to replace sections of existing metal rail guarding) and install an Air Source Heat Pump (ASHP).

OBSERVATION: The Town Council has no objection to the proposals, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein. The Council also wishes it to be noted that it supports sustainable building design principles and is pleased to see the proposed installation of an ASHP. It is also pleased to note the proposed use of Purbeck Stone, which is in keeping with the character and appearance of the surrounding area.

P/FUL/2026/04384

Swanage Conservation Area

Lifeboat House, Peveril Point Road, Swanage, BH19 2AY

Install information boards. Erect courtyard stone walls (to replace sections of existing metal rail guarding) and install an air source heat pump (ASHP).

OBSERVATION: The Town Council has no objection to the proposals, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein. The Council also wishes it to be noted that it supports sustainable building design principles and is pleased to see the proposed installation of an ASHP. It is also pleased to note the proposed use of Purbeck Stone, which is in keeping with the character and appearance of the surrounding area.

P/FUL/2026/04470

Swanage Conservation Area

14 & 15 The Parade, Swanage, BH19 1DA

Regularisation of No. 15, the ground floor café/restaurant (Use Class E(b)). Change of use of the upper floors of 15a from Use Class C3 (dwelling house) to Use Class C1 (four en-suite letting rooms), and formal approval of the holiday-let use of 14a.

OBSERVATION: The Town Council has no objection to the proposals, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein. The Council considers that the proposals will enhance accessibility and improve the appearance of the building and its setting within the Swanage Conservation Area.

P/HOU/2026/02501

Reconsultation - amended plans

Swanage Conservation Area

15 Manor Road, Swanage, BH19 2BH

Construct new higher roof including new gables to the front and rear elevations, with enclosed balcony on the front elevation, and erect ground floor extensions. Convert garage into an annexe for ancillary use to the dwelling.

OBSERVATION: The Town Council has no objection in principle to the redevelopment of the property and garage, subject to any approved proposal complying with the Design and Conservation Officer's report and any recommendations contained therein. However, the Council considers that the amendments to the proposals, including those made since the previous planning application P/HOU/2023/01768, do not address or mitigate its original concerns, as detailed in its comments dated 3rd April 2023, 2nd October 2023, and 6th July 2026.

The Council also requests confirmation as to whether a Sustainability Checklist is required for the proposal, given the scale of the proposed development.

P/HOU/2026/03750

Swanage Conservation Area

18 Queens Road, Swanage, BH19 2ER

Convert garage to sauna and gym. Install balcony to garage roof with stairs.

OBSERVATION: The Town Council has no objection in principle to the proposals, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein. However,

in relation to the proposed balcony, the Council notes the potential adverse impact on neighbour amenity and the potential for overlooking, given the close proximity of adjacent gardens and the classrooms/playground of Swanage Primary School and considers that any concerns arising from these matters should be appropriately mitigated.

- P/HOU/2026/03869 **77 Bay Crescent, Swanage, BH19 1RD**
Erect single storey rear in-fill flat roof extension, lengthen front balcony, window and door alterations, increase size of rear patio (including planters and steps), and to convert rear redundant tennis court into a Pickle Ball court within a Purbeck Stone walled enclosure.
OBSERVATION: The Town Council has no objection in principle to the proposals. However, the Council notes the potential for noise nuisance and adverse impact on neighbouring amenity arising from the proposed pickleball court and considers that any concerns arising from this matter should be appropriately mitigated.
- P/HOU/2026/04417 **10 Redcliffe Road, Swanage, BH19 1NE**
Convert attached single garage to garden room/store. Alterations to windows and doors, including inserting three bay windows. Extend low level garden wall on front boundary, with new pedestrian and vehicle access, and dropped kerb.
OBSERVATION: No objection.
- P/HOU/2026/04420 **10A Hillsea Road, Swanage, BH19 2QN**
Erect single-storey rear extension, partial conversion of existing garage to utility room, erection of summer house and pergola, and associated landscaping alterations.
OBSERVATION: No objection.
- P/HOU/2026/04490 **Swanage Conservation Area**
98 High Street, Swanage, BH19 2NY
Loft conversion with dormer window and balcony, onto existing flat roof. Installation of solar panels, air source heat pump, and air conditioning.
OBSERVATION: The Town Council has no objection to the proposals, subject to adherence to the Design and Conservation Officer's report and any recommendations contained therein. The Council also wishes it to be noted that it supports sustainable building design principles and is pleased to see the proposed installation of solar panels and an air source heat pump.
- P/LBC/2026/04489 **Listed Building Consent**
LISTED **Swanage Conservation Area**
Swanwic House, 41a Kings Road West, Swanage, BH19 1HF
Removal of internal walls and internal doors on the ground floor.
OBSERVATION: No objection, providing any approved proposal complies with the Design and Conservation Officer's report and any recommendations contained therein.
- P/LBC/2026/04636 **Listed Building Consent**
LISTED **Swanage Conservation Area**
3 Convent Mews, 93 High Street, Swanage, BH19 2LZ

Partial removal of two ground floor internal stud partitions and doors, and construction of internal pantry.

OBSERVATION: No objection, providing any approved proposal complies with the Design and Conservation Officer's report and any recommendations contained therein.

P/VOC/2026/04244

Variation of Condition

Durlston Wall, 3 Belle Vue Road, Swanage, BH19 2HP

Variation to condition 2 of planning permission P/HOU/2025/01431 (Partial demolition, alterations and extension to the existing dwelling.) to make minor changes to the size and positioning of openings, a reduction in the width, and internal alterations.

OBSERVATION: No objection.

Please note:

* The Town Council is Corporate Trustee of the De Moulham Trust, which holds the benefit of covenants in the properties that are the subject of applications marked *.

The Town Council is the owner of land included within, or directly affected by, applications marked #.

4) Applications for tree works - opportunity to raise any matters of concern

Consideration was given to the following proposed tree works:-

P/TRT/2026/04273

Tree Preservation Order

The Ridge, 6 Durlston Road, Swanage, BH19 2DL

T1 Holm Oak:

- Reduce the primary branch above the BT lines on the western side of the canopy by approximately 2 metres to suitable pruning points.
- Reduce the foliage on the secondary branch adjacent to and above the BT lines by approximately 1–1.5 metres.
- Reduce the remaining western canopy branch by approximately 1–2 metres bringing the western side back into the inner crown.
- Crown lift to approximately 3.5 metres by removing or reducing secondary and tertiary branches only.
- On the northern side reduce the lowest branch back into the inner crown by approximately 2 metres.
- Continue the reduction around the northern and upper crown reducing selected branches by approximately 1–2 metres to bring the canopy back in line with the inner crown.
- On the eastern side reduce selected branches by up to 1 metre to refine the crown.
- Carry this shaping through the upper crown reducing the top of the crown by up to 1 metre.

OBSERVATION: No objection.

P/TRT/2026/04506

22 Bon Accord Road, Swanage, BH19 2DT

T1 Sycamore - Crown raise to 4 metres to clear BT lines.

T2 Sycamore - Crown raise to 4 metres to clear BT lines.

T3 Twin-stem Cherry - Reduce overextended stem by 2-3 metres. The remaining stem crown reduce by 0.5 -1 metre.

T4 Lime - Crown raise to 4 metres on the north garden side only.

T6 Birch - Prune laterals towards property by 1-2 metres.

T7 Ash - Prune lower laterals towards property by 1-2 metres.

T8 Sycamore - Prune lower laterals by 1-2 metres towards driveway.

T9 Sycamore - Prune lower laterals by 1-2 metres towards driveway.

T10 Ash - Fell. OR - Crown raise to 2-3 metres over driveway.

T11, T12 and T13 - Various Buddleia - Coppice.

OBSERVATION: The Town Council has no objection to the proposals in principle. However, the Council recommends that the alternative proposal for T10 Ash, to crown raise the tree to 2-3 metres over the driveway, is undertaken rather than felling the tree.

Consultation

5) To note receipt of the following consultation document, and to determine the Council's preferred method of response, if any:

a) The Local Government Boundary Commission for England (LGBCE) – consultation on draft recommendations for ward boundaries in Dorset

Further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 30th March 2026, Committee Members considered the LGBCE's draft recommendations following consideration of representations received during its first round of consultation, held from 24th March to 1st June 2026. It was noted that the LGBCE's recommendation for Swanage aligned with the Town Council's recommendation made during the consultation, namely that there should be no changes to the current ward boundary or the number of Dorset Councillors for Swanage (one ward, represented by two Councillors). Members agreed that no further action was required in response to the consultation.

The LGBCE expected to publish its final recommendations in March 2027, with the new electoral arrangements to come into effect at the local elections in May 2029.

Neighbourhood Planning

5) Swanage Neighbourhood Plan (SNP) Steering Group

a) Matters arising from SNP Steering Group Meeting held on 3rd September 2026

Further to Minute No. 5 b) of the Planning and Consultation Committee Meeting held on 3rd August 2026, it was reported that the Regulation 14 public consultation had ended on 7th August 2026. The Steering Group had met on 3rd September to review the representations received during the consultation as follows:

- i) **Statutory consultees and land interests** – consideration of the ONH Planning Consultants' report and recommendations for Main Modifications, and;
- ii) **Local residents and organisations** – consideration of the report and recommendations for Main Modifications.

In view of time constraints at the meeting, it was agreed that the Steering Group would hold a workshop to consider the feedback from local residents and organisations in greater detail.

It was reported that, during the meeting, the planning consultants had advised the Group that it had been brought to their attention that the Strategic Environmental Assessment (SEA) had not been published on the SNP website during the Regulation 14 consultation. It was therefore agreed that the SEA should be subject to an additional six-week consultation period to ensure that the Plan met the basic conditions. During the discussion, Group Members agreed that, as the Habitats Regulations Assessment and Housing Needs Assessment were also available, these documents should be published on the SNP website to ensure that statutory consultees and members of the public had the opportunity to review and comment on all three documents.

Members expressed their disappointment that the SEA had been omitted from the website and agreed that the additional consultation period should be publicised as widely as possible. It was noted that this would include a face-to-face public engagement session and the delivery of a leaflet to homes and businesses in Swanage. The planning consultants and the Steering Group would consider any additional representations received at the end of the further consultation period.

6) **Items of Information and Matters for Forthcoming Agendas**

a) **Dorset Council (DC) Planning and Building Control Town and Parish Council**

Forum – further to Minute No. 5 a) of the Planning and Consultation Committee Meeting held on 3rd August 2026, a reminder was given that DC's next update session would be held on 8th September 2026, and an online link to the update was available if required.

b) **Planning and National Planning Policy Framework training for Town Councillors**

6) **Date of next meeting**

The date of the next meeting had been scheduled for Monday 5th October 2026.

The meeting closed at 7.50 p.m.

Agenda Item 5 (a)

SWANAGE TOWN COUNCIL

Statement of Cash Balance as at 31st July 2026

	£ p	£ p
Balance in Hand at 01/04/2026		£88,483.90 Cr
As per reconciliation dated 30/06/2026	£2,756,753.36 Cr	
Income during July	£316,075.09 Cr	
Movement of Cash-Investment	£350,000.00 Cr	
Add - Outstanding receipts- June	£4,441.35 Cr	
Less - Outstanding receipts - July	<u>£4,875.35 Dr</u>	£3,422,394.45 Cr
Less payments made:		
As per Reconciliation dated 30/06/2026	£2,757,395.68 Dr	
Schedule 4	£342,262.14 Dr	
Movement of Cash-Investment	<u>£250,000.00 Dr</u>	£3,349,657.82 Dr
		<u><u>£161,220.53 Cr</u></u>
Balance at Bank		
Current Account		£53,075.68 Cr
Deposit Account		<u>£108,144.85 Cr</u>
		<u><u>£161,220.53 Cr</u></u>
Short Term Investments held by the Council		
CCLA Public Sector Deposit Fund (MMF)		£750,000.00
Abrdn (MMF)		£500,000.00
DMADF-Deposit		£500,000.00
DMADF-Deposit		£350,000.00
DMADF-Deposit		£650,000.00
DMADF-Deposit		<u>£250,000.00</u>
		<u><u>£3,000,000.00</u></u>

I confirm that to the best of my knowledge and belief this is a true and accurate Statement of the Town Council's Cash Balance as at 31st July 2026

Prepared by Alison Spencer

Dated: 10th August 2026

Certified by Martin Ayres

Dated: 10th August 2026

Agenda Item 5 (b)

SWANAGE TOWN COUNCIL

Statement of Cash Balance as at 31st August 2026

	£ p	£ p
Balance in Hand at 01/04/2026		£88,483.90 Cr
As per reconciliation dated 31/07/2026	£3,422,394.45 Cr	
Income during August	£311,666.32 Cr	
Movement of Cash-Investment	£500,000.00 Cr	
Add - Outstanding receipts- July	£4,875.35 Cr	
Less - Outstanding receipts - August	<u>£6,304.23 Dr</u>	£4,232,631.89 Cr
Less payments made:		
As per Reconciliation dated 31/07/2026	£3,349,657.82 Dr	
Schedule 5	£260,358.59 Dr	
Movement of Cash-Investment	<u>£550,000.00 Dr</u>	£4,160,016.41 Dr
		<u><u>£161,099.38 Cr</u></u>
Balance at Bank		
Current Account		£52,897.64 Cr
Deposit Account		<u>£108,201.74 Cr</u>
		<u><u>£161,099.38 Cr</u></u>
Short Term Investments held by the Council		
CCLA Public Sector Deposit Fund (MMF)		£750,000.00
Abrdn (MMF)		£500,000.00
DMADF-Deposit		£350,000.00
DMADF-Deposit		£650,000.00
DMADF-Deposit		£250,000.00
DMADF-Deposit		<u>£550,000.00</u>
		<u><u>£3,050,000.00</u></u>

I confirm that to the best of my knowledge and belief this is a true and accurate Statement of the Town Council's Cash Balance as at 31st August 2026

Prepared by Alison Spencer

Dated: 4th September 2026

Certified by Martin Ayres

Dated: 4th September 2026

SWANAGE TOWN COUNCIL

Year Ending 31st March 2027

Payment schedule reported to Council - 14th September 2026

Schedule 4:

The following payments have been made in accordance with Regulations 5 and 6 of the Town Council's
Financial Regulations, amounting in aggregate to:

**FIVE HUNDRED AND NINETY TWO THOUSAND, TWO HUNDRED AND SIXTY
TWO POUNDS AND FOURTEEN PENCE**
.....(£592,262.14).....

Swanage Town Council

Schedule of Payments - Month 4

Direct Debits & Standing Orders

Date	Name	Inv Ref	Inv Date	Details		Payment Total
15/07/2026	AIB Merchant Services	300626	30/06/2026	Merchant Serv charge		1,007.32
10/07/2026	Bardaycard Merchant Services	001884330626	30/06/2026	Monthly charge	33.36	
10/07/2026		001884330626	30/06/2026	Monthly charge	10.99	44.35
01/07/2026	Dorset Council	840014144	01/04/2026	Town Hall NNDR 26/27		23,349.00
08/07/2026	DNA Payments	0626-008834145130	01/07/2026	Market - Card charge June	24.55	
08/07/2026		0626-008834145040	01/07/2026	TIC - Card charge June	58.63	
08/07/2026		0626-008834145100	01/07/2026	BP - Card charge June	9.48	
08/07/2026		0626-008834145070	01/07/2026	BG - Card charge June	87.13	179.79
20/07/2026	Ecotricity Ltd	08944669	09/06/2026	Electricity - Various sites	4,345.88	
27/07/2026		09082872	06/07/2026	Electricity - Various sites	1,072.22	
27/07/2026		09156338	13/07/2026	Victoria Avenue -CP	1,215.71	
28/07/2026		09170117	14/07/2026	Bandstand	62.78	6,696.59
18/07/2026	Epos Now Ltd	T-9832061	18/07/2026	A920 device Licence July	24.00	
27/07/2026		T-9889699	26/07/2026	Monthly charge	48.00	72.00
22/07/2026	Everflow	5739402	14/07/2026	Water - All sites		3,222.42
13/07/2026	Lloyds Bank PLC	489992374	11/06/2026	Bank charge	105.83	
27/07/2026		490698857	07/07/2026	Bank charge	95.50	201.33
16/07/2026	Sage (UK) Ltd	INV22849218	01/07/2026	Monthly charge		703.80
02/07/2026	SEFE Energy Limited	INV04266194	16/06/2026	Town Hall- Annexe	61.52	
02/07/2026		INV04271381	16/06/2026	Town Hall- Office	277.35	
02/07/2026		INV04271405	16/06/2026	Depot	91.50	
02/07/2026		INV04271320	16/06/2026	TIC	110.13	540.50
Total of Direct Debit & Standing Orders						36,017.10

Lloyds Chargecard

Date	Name	Inv Ref	Inv Date	Details		Payment Total
13/07/2026	Zoom	NV357308823	11/05/2026	Annual Licence	155.88	
13/07/2026	Dorset Council	V8X2-8QJL-2QNC	30/04/2026	Planning Application	294.00	449.88
Total of Chargecard payments						449.88

BACS /CHAPS

Date	Name	Inv Ref	Inv Date	Details		Payment Total
31/07/2026	123 Send Limited	2026060000056721	01/07/2026	A920Pro with SIM		158.36
31/07/2026	4C Managed Service Ltd	71087	10/07/2026	TH IT	795.12	
31/07/2026		71087	10/07/2026	TH phone	42.00	
31/07/2026		71087	10/07/2026	Plan Project x3	106.74	
31/07/2026		71085	10/07/2026	Depot IT/phone	385.56	
31/07/2026		71086	10/07/2026	BG phone	42.00	
31/07/2026		71086	10/07/2026	TIC IT	488.06	
31/07/2026		71093	12/07/2026	Councillors laptop subsc	388.80	
31/07/2026		71133	17/07/2026	TIC - replacement monitor	154.80	
31/07/2026		71162	21/07/2026	Domain Hosting	38.40	
31/07/2026		71163	21/07/2026	Domain Renewal	60.00	2,501.48
31/07/2026	Ace Office Environments Ltd.	01180489	30/06/2026	Stationery		192.16
31/07/2026	Amazon	GB60008ZQT0ENI	02/07/2026	Beach Gardens - equipment	15.98	
31/07/2026		GB6000LWYQ073I	03/07/2026	TIC - stationery	29.78	
31/07/2026		GB600Y30KH9BLI	03/07/2026	Beach Gardens - stationery	9.18	
31/07/2026		GB600007HZKODI	07/07/2026	Neodymium magnets	19.99	
31/07/2026		GB6000LOR7K61i	22/07/2026	wall mounted tilt/oscillate fan	76.50	151.43
31/07/2026	AquAid (Southcoast)	532000	30/06/2026	Depot 8x19/Annual rental		283.92
31/07/2026	Blackmore Ltd	80216	09/07/2026	TIC - reprint of map pads		1,335.00
31/07/2026	Ben Spurling	1122	01/07/2026	TIC - artwork	50.00	
31/07/2026		1121	03/07/2026	design of Corporate Plan	130.00	180.00
31/07/2026	Canon (Uk) Ltd	2608800105044	07/07/2026	Rental	332.81	
31/07/2026		2608800105043	07/07/2026	Toner	244.55	577.36
31/07/2026	Central Southern Security Ltd	216038	08/05/2026	servicing	345.60	
31/07/2026		217478	30/06/2026	Out of hours attendance	90.00	
31/07/2026		218001	22/07/2026	Out of hours attendance	66.00	501.60
31/07/2026	Charlie's Tasty Treats	0045	29/06/2026	TIC - dog treats for retail		64.00
31/07/2026	Chiltern Sports Contractors Ltd	7091	24/07/2026	Beach Gardens - pickleball		4,602.00
31/07/2026	Countryside Art Ltd	85269	07/07/2026	TIC - souvenir items for retail	487.96	
31/07/2026		85279	08/07/2026	TIC - souvenir items for retail	361.20	
31/07/2026		85315	10/07/2026	TIC - souvenir items for retail	498.00	1,347.16
31/07/2026	Wessex Trailers	9355	07/07/2026	Maintenance		711.00
31/07/2026	C G Ltd	Q1 26-27	30/06/2026	Q1 Management Settlement Fees		22,208.33

31/07/2026	Dorset County Pension Fund	Payroll M4	20/07/2026	Payroll M4- CAYS	124.80	
31/07/2026		Payroll M4	20/07/2026	Payroll M4- Pension	22,607.92	22,732.72
31/07/2026	From Dorset with Love	INV-8903	18/07/2026	TIC - jams & chutnies for retail		155.40
31/07/2026	Dorset Council	2800500801	02/07/2026	GSS upport Q1 26/27	12,144.00	
31/07/2026		2800500800	02/07/2026	GS-WSP Planning costa- May 26	38,733.98	
31/07/2026		2800500799	02/07/2026	GS - WSP Procurement May 26	6,767.00	
31/07/2026		1801634327	13/07/2026	Permisess licence annual fee	70.00	
31/07/2026		1801634326	13/07/2026	Permisess licence annual fee	70.00	
31/07/2026		1801634337	17/07/2026	Permisess licence annual fee	70.00	
31/07/2026		1801634344	18/07/2026	Permisess licence annual fee	70.00	
31/07/2026		2800504599	24/07/2026	Schedule 4 Collaboration Agreement	4,764.85	62,689.83
31/07/2026	Dorset Waste Partnership	2800502190	03/07/2026	Recycling		73.54
31/07/2026	Flowbird Smart City UK Ltd	UI00026830	07/07/2026	WebOffice incl Airtime	286.73	
31/07/2026		UI00026830	07/07/2026	Gateway transection charge	1,300.43	1,587.16
31/07/2026	Greenham Trading Ltd.	04/564887	07/07/2026	Equipment	95.45	
31/07/2026		04/564887	07/07/2026	Equipment	135.60	
31/07/2026		04/566923	23/07/2026	Equipment	720.00	951.05
31/07/2026	D.A.A. Halsgrove	310121	30/06/2026	TIC - books for retail		66.26
31/07/2026	Hardy Signs	SI-109675	24/06/2026	Signs	416.26	
31/07/2026		SI-109676	28/06/2026	Signs	134.94	
31/07/2026		SI-109693	15/07/2026	Signs	671.76	
31/07/2026		SI-109695	22/07/2026	Signs	268.38	1,491.34
31/07/2026	A.R. Harris & Son	37610	25/06/2026	Electrical works	144.00	
31/07/2026		37639	11/07/2026	Electrical works	521.80	
31/07/2026		37659	12/07/2026	Electrical works	192.00	
31/07/2026		37658	12/07/2026	Electrical works	192.00	
31/07/2026		37655	12/07/2026	Electrical works	561.05	
31/07/2026		37660	12/07/2026	Electrical works	718.42	
31/07/2026		37673	15/07/2026	Electrical works	336.00	
31/07/2026		37667	15/07/2026	Electrical works	72.00	
31/07/2026		37706	22/07/2026	Electrical works	165.00	
31/07/2026		37711	23/07/2026	Electrical works	72.00	2,974.27
31/07/2026	Hendy Group Ltd	42138313	30/06/2026	HJ18 EHX replacement lamp		365.66
31/07/2026	HMRC	Payroll M4	20/07/2026	Payroll M4- PAYE/NI	24,838.62	
31/07/2026		VAT	31/07/2026	VAT - Jun 26 Qtr	34,630.53	59,469.15
31/07/2026	Hunt's Foodservice Ltd	92717	22/04/2026	Beach Gardens - drinks and snacks	89.40	
31/07/2026		CN26250	22/04/2026	Beach Gardens - drinks and snacks	(35.38)	
31/07/2026		92717	22/04/2026	Beach Gardens - drinks and snacks	23.61	
31/07/2026		179952	25/06/2026	Beach Gardens - drinks and snacks	168.12	
31/07/2026		216691	22/07/2026	Beach Gardens - drinks and snacks	242.57	
31/07/2026		216691	22/07/2026	Beach Gardens - drinks and snacks	86.79	575.11
31/07/2026	ICTHUS Event Solutions Ltd	0926	15/07/2026	Lights		318.00
31/07/2026	J.D. Facilities Ltd	INV-2159	01/07/2026	Depot - cleaning	197.59	
31/07/2026		INV-2158	01/07/2026	Depot - deep clean staff area	230.62	
31/07/2026		INV-2162	01/07/2026	TH-cleaning	592.59	
31/07/2026		INV-2163	01/07/2026	Public Toilet- cleaning	7,958.09	
31/07/2026		INV-2161	01/07/2026	Cemetery toilet clean	120.83	9,099.72
31/07/2026	JSR Tree Care	1019	06/07/2026	Cherry tree works		150.00
31/07/2026	LC Ecological Services Ltd	2209116	25/06/2026	Ecological impact	1,665.00	
31/07/2026		2209153	30/06/2026	Ecological impact	504.00	
31/07/2026		2209171	09/07/2026	Biodiversity	144.00	
31/07/2026		2209170	09/07/2026	Additional run of BNG calcs	1,008.00	
31/07/2026		2209203	22/07/2026	Q2491- Fee development	1,130.00	4,451.00
31/07/2026	The Little Map Co	3237	30/06/2026	TIC - souvenirs for retail	125.64	
31/07/2026		3237	30/06/2026	TIC - books for retail	90.80	
31/07/2026		3265	08/07/2026	TIC - souvenirs for retail	54.00	
31/07/2026		3265	08/07/2026	TIC - maps for retail	48.75	
31/07/2026		3306	24/07/2026	TIC - books and maps for retail	647.62	966.81
31/07/2026	Maintain UK Drains Limited	INV-51621	30/06/2026	attend blocked drain		180.00
31/07/2026	Meridian Cooling Ltd	24611	08/07/2026	Annual servicing		310.26
31/07/2026	Metric Group Ltd.	8654	01/07/2026	Quarterly maintenance	915.01	
31/07/2026		9074	12/07/2026	Monthly Asian charge	84.00	999.01
31/07/2026	Purbeck Mobility Ltd	687928370	04/07/2026	Wheelchair hire April- June 26		57.60
31/07/2026	S. Moores	21047	26/06/2026	TIC - biscuits for retail	191.28	
		20143	10/04/2026	CN Biscuits	(12.52)	
31/07/2026		21218	02/07/2026	TIC - biscuits for retail	214.32	393.08
31/07/2026	National Express	00232767	30/06/2026	June- Agency tickets		86.06
31/07/2026	Newitt & Co Ltd	SALE-1911785	07/07/2026	Sports Equipment		125.60
31/07/2026	Nixons Hardware Ltd	125928	21/06/2026	Beach Gardens - cups for kiosk use	20.64	
31/07/2026		125950	30/06/2026	TIC - Spa beach hut keys	26.47	47.11
31/07/2026	Octopress Printers Ltd	INV-008111	23/07/2026	Beach Gardens - Putting cards		183.60
31/07/2026	Outstanding Map Distributors Ltd	4072013	03/07/2026	TIC - books for retail		169.82

31/07/2026	Omega Red Group Ltd	CD970263312	23/07/2026	Annual Inspection		276.00
20/07/2026	Swanage Town Council	Month 4 Payroll	20/07/2026	Net Wages - Month 4		71,398.51
31/07/2026	Planet Merchant Service Ltd	PP40006811E2606	30/06/2026	Gateway June		353.86
03/07/2026	Planning Portal	PP-15022698/14997027	03/07/2026	Planning Application x2		2,858.00
31/07/2026	Pod Point Ltd	1800011478	07/07/2026	Maintenance		848.09
31/07/2026	Pod Point Ltd	ADF-47432	08/07/2026	Admin fess June 26		54.10
31/07/2026	LAVAT Consulting Ltd	INV-00052433	22/07/2026	Training		48.00
31/07/2026	Purbeck Ice Cream	169794	01/07/2026	Beach Gardens - ice-cream for kiosk	172.23	
31/07/2026		170002	08/07/2026	Beach Gardens - ice-cream for kiosk	358.29	
31/07/2026		170246	15/07/2026	Beach Gardens - ice-cream for kiosk	231.95	
31/07/2026		170491	22/07/2026	Beach Gardens - ice-cream for kiosk	476.47	1,238.94
31/07/2026	REDBOX	00689857	30/06/2026	TIC - stationery	150.95	
31/07/2026		00690374	30/06/2026	Stationery	38.84	
31/07/2026		00691771	10/07/2026	A4 paper	48.60	
31/07/2026		00691405	10/07/2026	TIC - stationery	21.17	
31/07/2026		00693010	24/07/2026	Stationery	42.47	
31/07/2026		00693010	24/07/2026	Coffee mate	15.08	317.11
31/07/2026	SECURITY PLUS LIMITED	1176161	30/06/2026	Cash processing	219.97	
31/07/2026		1176806	30/06/2026	Cash collection CP	1,111.01	1,330.98
31/07/2026	Smith of Derby Ltd	0000140465	21/04/2026	Annual service of Mowlem Clock		442.80
31/07/2026	DWG Smith	26137	30/06/2026	Remove spoi	2,928.00	
31/07/2026		26138	30/06/2026	Beach works May & June 2026	4,320.00	
31/07/2026		26136	30/06/2026	Servicing of Plant machinery	762.00	8,010.00
31/07/2026	Swanage Parochial Church Council	STC37228	14/07/2026	5 heras fencing		75.00
31/07/2026	St. Michaels Garage	5044	30/06/2026	Diesel- June		449.34
31/07/2026	Suez Recycling & Recovery UK Ltd	34143766	30/06/2026	Skip exchange		1,071.23
31/07/2026	Sutcliffe Play (South West) Ltd.	7862	30/06/2026	Play equipment	518.08	
31/07/2026		7869	06/07/2026	Play equipment	163.54	
31/07/2026		7873	08/07/2026	Play equipment	350.40	1,032.02
31/07/2026	Swanage News	1284	27/06/2026	News papers May & June		77.60
31/07/2026	Swanage Tyres and Tuning Ltd	42198	25/06/2026	HF63 XZA rear light	9.12	
31/07/2026		42441	16/07/2026	2x rear light unit (brake lights)	134.26	143.38
31/07/2026	Telefonica O2 UK Ltd	45348144	24/07/2026	SIM Charges		213.31
31/07/2026	Tony Harris Landscape Architecture	TH/STC/02	30/06/2026	Green seafront planning applications		600.00
31/07/2026	Travis Perkins	1043184271	07/05/2026	Materials & Equipment	102.81	
31/07/2026		1043792640	16/05/2026	Materials & Equipment	56.52	
31/07/2026		1046299379	25/06/2026	Materials & Equipment	10.09	
31/07/2026		1046366600	26/06/2026	Materials & Equipment	33.97	
31/07/2026		1046366599	26/06/2026	Materials & Equipment	3.10	
31/07/2026		1046563644	30/06/2026	Materials & Equipment	9.43	
31/07/2026		1046563646	30/06/2026	Materials & Equipment	66.67	
31/07/2026		1046563645	30/06/2026	Materials & Equipment	605.75	
31/07/2026		1046664591	01/07/2026	Materials & Equipment	24.00	
31/07/2026		1047017434	07/07/2026	Materials & Equipment	19.50	
31/07/2026		1047095087	08/07/2026	Materials & Equipment	6.30	
31/07/2026		1047149742	09/07/2026	Materials & Equipment	1.69	
31/07/2026		1047367731	13/07/2026	Materials & Equipment	4.22	
31/07/2026		1047367731	13/07/2026	Materials & Equipment	30.00	
31/07/2026		1047367729	13/07/2026	Materials & Equipment	7.70	
31/07/2026		1047367730	13/07/2026	Materials & Equipment	418.32	
31/07/2026		1047533984	15/07/2026	Materials & Equipment	12.60	
31/07/2026		1047696029	18/07/2026	Materials & Equipment	21.12	
31/07/2026		1047696028	18/07/2026	Materials & Equipment	33.22	
31/07/2026		1048161831	25/07/2026	Materials & Equipment	58.56	1,525.57
31/07/2026	Third Party	Payroll M4	20/07/2026	Payroll M4- Third Party Payments		377.46
31/07/2026	Violet Farm Foods Ltd	198703	10/07/2026	TIC - teas for retail		204.00
31/07/2026	Watson Fuels	1206152	06/07/2026	600 litres Diesel		1,122.41
31/07/2026	WorkNest Limited	SINV104321	01/07/2026	H&S Pro- year 2	5,961.23	
31/07/2026		SINV104488	01/07/2026	Insurance	283.26	6,244.49
Total of BACS/CHAPS Payments						305,795.16

<u>FP payment 3rd July 2026</u>	2,858.00
<u>BACS payroll payment issued 20th July 2026</u>	71,398.51
<u>BACS supplier payments issued 31st July 2026</u>	231,538.65
	305,795.16

Total of Payments	342,262.14
--------------------------	-------------------

Investments - Cash Movements

Date	Name	Inv Ref	Inv Date	Details		Payment Total
31/07/2026	DMADF	transfer	31/07/2026	DMADF		250,000.00
Total of Investments						250,000.00

Total of Payments & Investments	592,262.14
--	-------------------

SWANAGE TOWN COUNCIL

Year Ending 31st March 2027

Payment schedule reported to Council - 14th September 2026

Schedule 5:

The following payments have been made in accordance with Regulations 5 and 6 of the Town Council's Financial Regulations, amounting in aggregate to:

**EIGHT HUNDRED AND TEN THOUSAND, THREE HUNDRED AND
FIFTY EIGHT POUNDS AND FIFTY NINE PENCE
.....(£810,358.59)).....**

Swanage Town Council

Schedule of Payments - Month 5

Direct Debits & Standing Orders

Date	Name	Inv Ref	Inv Date	Details		Payment Total
17/08/2026	AIB Merchant Services	310726.000007	31/07/2026	Merchant serv charge		1,311.63
10/08/2026	Barclaycard Merchant Services	001884330726	31/07/2026	Card charge		52.47
03/08/2026	Dorset Council: Revenues & Benefits	840014144	01/04/2026	NNDR 26/27		23,349.00
06/08/2026	DNA Payments	0726-009161659440	01/08/2026	TIC Card charge July	81.02	334.00
06/08/2026		0726-009161659480	01/08/2026	BG Card charge July	179.53	
06/08/2026		0726-009161659500	01/08/2026	BP Card charge July	39.04	
06/08/2026		0726-009161659520	01/08/2026	Market Card charge July	34.41	
20/08/2026	Ecotricity Ltd	09323863	06/08/2026	Electricity - various sites	6,689.66	7,872.35
20/08/2026		09312259	06/08/2026	PAG	36.19	
27/08/2026		09323870	06/08/2026	Electricity - various sites	1,146.50	
19/08/2026	Epos Now Ltd	T-10014453	18/08/2026	A920 Device Licence	24.00	72.00
27/08/2026		T-10055034	26/08/2026	Monthly charge	48.00	
17/08/2026	Everflow	5850549	17/08/2026	Water - All sites		15,357.91
10/08/2026	Lloyds Bank PLC	492795678	13/07/2026	Bank charge	98.90	203.80
25/08/2026		493264954	07/08/2026	Bank charge	104.90	
17/08/2026	Sage (UK) Ltd	INV22995353	01/08/2026	Monthly charge		703.80
Total of Direct Debit & Standing Orders						49,256.96

Lloyds Chargecard

Date	Name	Inv Ref	Inv Date	Details		Payment Total
14/08/2026	Dorset Council	WG5B-3VGF-4NVV	08/07/2026	Planning Application - PAG	78.00	84.64
14/08/2026	Meta Platforms Ireland Limited	66Y24WVLE2	06/07/2026	FB Advertising	6.64	
Total of Chargecard payments						84.64

BACS /CHAPS

Date	Name	Inv Ref	Inv Date	Details		Payment Total
28/08/2026	123 Send Limited	2026070000056721	01/08/2026	A920Pro with SIM		158.36
28/08/2026	4C Managed Service Ltd	71290	10/08/2026	BG phone	42.00	
28/08/2026		71291	10/08/2026	TH IT	795.12	
28/08/2026		71291	10/08/2026	TH phone	42.00	
28/08/2026		71291	10/08/2026	Project Plan x3	106.74	
28/08/2026		71289	10/08/2026	Depot IT/phone	385.56	
28/08/2026		71290	10/08/2026	TIC IT	488.06	
28/08/2026		71299	12/08/2026	Councillors laptops subscription	388.80	
28/08/2026		71373	21/08/2026	Domain Hosting	38.40	
28/08/2026	AHGTC	AHGTC26/27	26/08/2026	Annual Membership 2026-27		30.00
28/08/2026	Amazon	GB60002ZONQ13I	28/07/2026	TIC - pocket ash-trays for retail	43.97	56.46
28/08/2026		GB600PKI7PI4FI	30/07/2026	Rubber Mat	12.49	
28/08/2026	Andrews Plant Ltd	14353	31/07/2026	MRS		748.44
28/08/2026	AquaAid (Southcoast)	534619	31/07/2026	Water 19Lx10/sanitisation		198.22
28/08/2026	Blacknoll Construction Ltd	12493	29/07/2026	TIC - beach hut lock and keys	417.96	10,003.56
28/08/2026		12490	29/07/2026	Insurance - BR Wall	9,585.60	
28/08/2026	Ben Spurling	1123	28/07/2026	TIC - artwork for retail	165.00	245.00
28/08/2026		1124	21/08/2026	Newsletter design	80.00	
28/08/2026	Central Southern Security Ltd	218534	13/08/2026	Attendance sensor fault	66.00	208.20
28/08/2026		218667	18/08/2026	call out	142.20	
28/08/2026	Countryside Art Ltd	CN9442	07/08/2026	TIC - souvenir mugs for retail	(3.88)	498.73
28/08/2026		85574	07/08/2026	TIC - souvenir mugs for retail	502.61	
28/08/2026	Dorset County Pension Fund	Payroll M5	20/08/2026	Payroll M5- Pension	22,579.93	22,704.73
28/08/2026		Payroll M5	20/08/2026	Payroll M5- CAYS	124.80	
28/08/2026	Dorset Electrical and Fire Alarms Ltd	524538	31/07/2026	CCTV Attendance		1,116.00
28/08/2026	From Dorset with Love	INV-9007	28/07/2026	TIC - jams and chutnies for retail	153.00	321.90
28/08/2026		INV-9094	18/08/2026	TIC - jams & chutnies for retail	168.90	
28/08/2026	Dorset Council	1801639563	27/07/2026	Management Annual Fees 26/27	9,720.00	17,295.87
28/08/2026		2800504655	28/07/2026	Tree works	457.54	
28/08/2026		2800508523	10/08/2026	Collaboration agreement schedule 5	4,257.60	
28/08/2026		2800508557	14/08/2026	Phase 1 Procurement Support	2,860.73	
28/08/2026	Dorset Waste Partnership	2800506240	03/08/2026	TH recycling		73.54
28/08/2026	Field Honey Farms	INVOICE-0214	25/08/2026	TIC - honey for retail		306.00
28/08/2026	Flowbird Smart City UK Ltd	INV-UK127-2026-001136	06/08/2026	Call out	326.74	2,597.54
28/08/2026		UI00027903	20/08/2026	Weboffice incl Airtime	286.73	
28/08/2026		UI00027903	20/08/2026	Gateway transaction	1,984.07	
28/08/2026	GH Print Management	INV-8414	15/08/2026	TIC - banner re: Accessible Swanage		42.00
28/08/2026	Greenham Trading Ltd.	04/566566	29/07/2026	Materials & Equipment	237.34	1,524.13
28/08/2026		04/567741	03/08/2026	Materials & Equipment	27.52	
28/08/2026		04/568132	04/08/2026	Materials & Equipment	668.98	
28/08/2026		04/568421	06/08/2026	Materials & Equipment	104.09	
28/08/2026		04/569542	18/08/2026	Materials & Equipment	147.87	
28/08/2026		04/569789	19/08/2026	Materials & Equipment	86.33	
28/08/2026		04/569506	21/08/2026	Materials & Equipment	252.00	

28/08/2026	A.R. Harris & Son	37732	29/07/2026	Electrical services	457.34	
28/08/2026		37733	29/07/2026	Electrical services	433.54	
28/08/2026		37812	14/08/2026	Electrical services	286.80	
28/08/2026		37853	23/08/2026	PAT Testing	1,132.80	2,310.48
28/08/2026	Hendy Group Ltd	42140804	21/08/2026	Vehicle services		403.46
28/08/2026	HMRC	Payroll M5	20/08/2026	Payroll M5- PAYE/NI		25,669.15
28/08/2026	Hunt's Foodservice Ltd	140405	27/05/2026	Beach Gardens - drinks and snacks for kiosk retail	315.89	
28/08/2026		140405	27/05/2026	Beach Gardens - cakes for kiosk retail	35.71	
28/08/2026		151215	03/06/2026	Beach Gardens - drinks and snacks for kiosk retail	90.02	
28/08/2026		151215	03/06/2026	Beach Gardens - Tea cakes for kiosk retail	21.19	
28/08/2026		158707	10/06/2026	Beach Gardens - drinks & snacks for kiosk retail	83.09	
28/08/2026		158707	10/06/2026	Beach Gardens - food items for kiosk retail	46.59	
28/08/2026		170766	18/06/2026	Beach Gardens - drinks & snacks for kiosk retail	110.62	
28/08/2026		170766	18/06/2026	Beach Gardens - tea for kiosk retail	26.22	
28/08/2026		CN29132	27/07/2026	Beach Gardens - tea for kiosk retail	(13.11)	
28/08/2026		178282	24/06/2026	Beach Gardens - drinks & snacks for kiosk retail	167.38	
28/08/2026		178282	24/06/2026	Beach Gardens - tea cakes/butter/iced coffee for	97.16	
28/08/2026		187035	01/07/2026	Beach Gardens - drinks and snacks for kiosk retail	51.53	
28/08/2026		187035	01/07/2026	Beach Gardens - cakes for kiosk retail	56.00	
28/08/2026		196546	08/07/2026	Beach Gardens - drinks & snacks for kiosk retail	126.01	
28/08/2026		196546	08/07/2026	Beach Gardens - teacakes & tea for kiosk retail	51.18	
28/08/2026		CN27002	14/07/2026	Beach Gardens - teacakes & tea for kiosk retail	(21.16)	
28/08/2026		206678	15/07/2026	Beach Gardens - drinks and snacks for kiosk retail	185.95	
28/08/2026		206678	15/07/2026	Beach Gardens - jams for kiosk retail	28.34	
28/08/2026		218118	23/07/2026	Beach Gardens - drinks & snacks for kiosk retail	138.70	
28/08/2026		225791	29/07/2026	Beach Gardens - drinks & snacks for retail	296.21	
28/08/2026		225791	29/07/2026	Beach Gardens - cakes for kiosk retail	53.06	
28/08/2026		229523	31/07/2026	Beach Gardens - drinks & snacks for kiosk	143.04	
28/08/2026		229523	31/07/2026	Beach Gardens - snacks for kiosk retail	31.98	
28/08/2026		233993	04/08/2026	Beach Gardens - drinks & snacks for kiosk retail	171.98	
28/08/2026		233993	04/08/2026	Beach Gardens - cakes for kiosk retail	83.16	
28/08/2026		245322	12/08/2026	Beach Gardens - snacks and drinks for kiosk retail	406.52	
28/08/2026		245322	12/08/2026	Beach Gardens - cakes for kiosk retail	59.00	
28/08/2026		254438	19/08/2026	Beach Gardens - drinks & snacks for kiosk retail	233.88	
28/08/2026		254438	19/08/2026	Beach Gardens - iced coffee cans for kiosk retail	12.99	3,089.13
28/08/2026	I Can Be Ltd	INV-1312	24/08/2026	TIC - uniform		144.00
28/08/2026	J.D. Facilities Ltd	INV-2160	01/07/2026	Fisher's toilets	120.83	
28/08/2026		INV-2179	01/08/2026	Depot - deep clean staff area	230.62	
28/08/2026		INV-2181	01/08/2026	TH-cleaning	630.75	
28/08/2026		INV-2182	01/08/2026	Public Toilet- cleaning	7,958.09	
28/08/2026		INV-2180	01/08/2026	Cemetery toilet cleaning	120.83	
28/08/2026		INV-2178	01/08/2026	Depot - cleaning	197.59	
28/08/2026		INV-2177	01/08/2026	Fisher's toilets	120.83	9,379.54
28/08/2026	LC Ecological Services Ltd	2209272	05/08/2026	Walkover survey		756.00
28/08/2026	The Little Map Co & Fernhill Wholesal	3350	03/08/2026	TIC - maps for retail	62.93	
28/08/2026		3350	03/08/2026	TIC - souvenirs for retail	246.60	
28/08/2026		3396	12/08/2026	TIC - souvenirs for retail	158.28	467.81
28/08/2026	Metric Group Ltd.	9553	17/08/2026	Tariff change		748.80
28/08/2026	S. Moores	21697	24/07/2026	Beach Gardens - biscuits for kiosk retail	16.32	
28/08/2026		21697	24/07/2026	TIC - biscuits for retail	163.52	
28/08/2026		22153	14/08/2026	TIC - salt for retail	71.76	
28/08/2026		21928	14/08/2026	TIC - biscuits for retail	322.46	574.06
28/08/2026	National Express	00232767	31/07/2026	Agency tickets July		73.90
28/08/2026	Nixons Hardware Ltd	125957	04/07/2026	TIC - gardening tools	5.99	
28/08/2026		126013	17/07/2026	TIC - housekeeping items + tool	12.50	
28/08/2026		126044	29/07/2026	Boat Park - tools for Boat Park	51.21	
28/08/2026		126046	30/07/2026	Epoxy resin	15.98	85.68
28/08/2026	Norfolk County Council	10135777	17/08/2026	NPLaw June 2026 Feetime charge	1,588.34	
28/08/2026		10135899	19/08/2026	NPLaw July 2026 Feetime charge	1,252.84	2,841.18
28/08/2026	P.J. Notley Ltd.	7554	13/08/2026	Windows cleaning TIC		79.20
28/08/2026	NSALG	S2821A26-27	20/08/2026	NAS -Annual Membership Fees		84.00
20/08/2026	Swanage Town Council	Month 5 Payroll	20/08/2026	Net Wages - Month 5		74,300.25
28/08/2026	Personnel Hygiene Service	72387025	17/08/2026	Hygiene services	39.13	
28/08/2026		72387026	17/08/2026	Hygiene services	1,178.98	
28/08/2026		72387027	17/08/2026	Hygiene services	120.64	
28/08/2026		72387028	17/08/2026	Hygiene services	440.77	
28/08/2026		72387029	17/08/2026	Hygiene services	46.93	
28/08/2026		72387030	17/08/2026	Hygiene services	43.04	
28/08/2026		72387031	17/08/2026	Hygiene services	429.76	
28/08/2026		72387032	17/08/2026	Hygiene services	103.55	
28/08/2026		72387033	17/08/2026	Hygiene services	171.90	
28/08/2026		72387034	17/08/2026	Hygiene services	46.94	
28/08/2026		72387035	17/08/2026	Hygiene services	82.69	
28/08/2026		72387036	17/08/2026	Hygiene services	72.18	2,776.51
28/08/2026	Planet Merchant Service Ltd	PP40006811E2607	31/07/2026	Gateway Co-op July		636.67
28/08/2026	Pod Point Ltd	ADF-50315	08/08/2026	Admin fee MB July	71.80	
28/08/2026		ADF-49760	08/08/2026	Admin fee Mermond July	30.23	102.03
28/08/2026	Planet Purbeck CIO	37330	24/08/2026	Planet Purbeck Discovery Fest Stall		33.00

28/08/2026	Projuice Ltd	243473	27/07/2026	Beach Gardens - paninis for kiosk retail	419.95	
28/08/2026		244331	07/08/2026	Beach Gardens - paninis for kiosk retail	329.25	
28/08/2026		245225	21/08/2026	Beach Gardens - paninis for kiosk retail	329.25	1,078.45
28/08/2026	Purbeck Ice Cream	170754	29/07/2026	Beach Gardens - ice-cream for kiosk	229.75	
28/08/2026		170719	29/07/2026	Beach Gardens - ice-cream for kiosk retail	397.89	
28/08/2026		170985	05/08/2026	Beach Gardens - ice-cream for kiosk retail	391.41	
28/08/2026		171212	12/08/2026	Beach Gardens - ice-cream for kiosk retail	503.69	
28/08/2026		171478	19/08/2026	Beach Gardens - ice-cream for kiosk retail	251.43	
28/08/2026		171699	26/08/2026	Beach Gardens - ice-cream for kiosk retail	132.63	1,906.80
28/08/2026	ONeill Homer	2039	30/06/2026	Invoice#13 N Plan		1,800.00
28/08/2026	OfficeBASE Ltd t/a REDBOX	00694801	31/07/2026	TIC - stationery	120.60	
28/08/2026		00696520	14/08/2026	Depot supplies	224.90	345.50
28/08/2026	RNLI Fundraising Branches	LBW2602	12/08/2026	Agency		704.00
28/08/2026	Swanage and Purbeck Development T	INV-0342	21/08/2026	Room hire		30.00
28/08/2026	SECURITY PLUS LIMITED	1181395	31/07/2026	Cash Processing	188.36	
28/08/2026		1182026	31/07/2026	Cash Collection	951.65	1,140.01
28/08/2026	DWG Smith	27008	31/07/2026	Beach works grade/seaweed July		10,800.00
28/08/2026	Solopress	#5047244	19/08/2026	Printing of the Corporate Plan.		150.85
28/08/2026	Southern Counties Engineering Service	8797	20/07/2026	Repairs		149.82
28/08/2026	St. Michaels Garage	5103	31/07/2026	Diesel July		296.82
28/08/2026	Suez Recycling & Recovery UK Ltd	34181319	31/07/2026	Skip exchange		1,374.74
28/08/2026	Sutcliffe Play (South West) Ltd.	7909	19/08/2026	Wetpour		436.80
28/08/2026	Swanage News	1284	01/08/2026	News paper July		48.50
28/08/2026	Swanage Regatta & Carnival	2026/082	16/08/2026	Agency		1,756.50
28/08/2026	Swanage Tyres and Tuning Ltd	42664	04/08/2026	Tyres		522.00
28/08/2026	Telefonica O2 UK Ltd	45848357	24/08/2026	SIM Charges		268.97
28/08/2026	Terminator Control Ltd	4663	02/07/2026	Pest Control		303.00
28/08/2026	Toasty Products Limited	tp4582	27/05/2026	Beach Gardens - paninis for kiosk retail		672.00
28/08/2026	Travis Perkins	1048374475	29/07/2026	Materials & Equipment	5.40	
28/08/2026		1048458943	30/07/2026	Materials & Equipment	22.63	
28/08/2026		1048710143	03/08/2026	Materials & Equipment	7.57	
28/08/2026		1048934362	06/08/2026	Materials & Equipment	3.82	
28/08/2026		1049010702	07/08/2026	Materials & Equipment	4.85	
28/08/2026		1049495860	14/08/2026	Materials & Equipment	54.00	
28/08/2026		1049495861	14/08/2026	Materials & Equipment	244.72	
28/08/2026		1049662196	18/08/2026	Materials & Equipment	22.39	365.38
28/08/2026	Third Parties	Payroll M5	20/08/2026	Payroll M5- Third Party Deductions		377.46
28/08/2026	Violet Farm Foods Ltd	201334	18/08/2026	TIC - tea for retail		486.50
28/08/2026	Westmade Ltd	1017441	06/08/2026	Plumbing		346.28
28/08/2026	Zephyr Racing Pennants Ltd.	2601298	08/08/2026	New seafront flags - Shore Road		686.40
Total of BACS/CHAPS Payments						211,016.99

BACS payroll payment issued 20th August 2026

74,300.25

BACS supplier payments issued 28th August 2026

136,716.74

211,016.99

Total of Payments

260,358.59

Investments - Cash Movements

Date	Name	Inv Ref	Inv Date	Details	Payment Total
28/08/2026	DMADF	transfer	28/08/2026	DMADF	550,000.00
Total of Investments					550,000.00

Total of Payments & Investments

810,358.59

Working Party and Task & Finish Group Updates

(a) Museum Task & Finish Group held on 3rd August 2026 – To consider request for confirmation of security of tenure

Background

The Swanage Museum Task & Finish Group met on 3rd August 2026 to consider the future development of the Museum, its ongoing occupation of the Heritage Centre as museum premises, and an opportunity to secure external funding to support its long-term sustainability. The meeting was attended by Councillors Moreton, Foster and Bonfield, Town Clerk, Assets and Compliance Manager, Project Delivery Officer, Museum representatives David Hawkins and Stella Grimsdale, and Museum Consultant David Tucker.

The meeting noted that the Museum is celebrating its 50th anniversary and is entering a new phase of development, focusing on strengthening its relationship with the Town Council, modernising its operations and developing a more strategic approach to governance and future planning.

Members will be aware that at a previous meeting on 23rd March 2026, the Town Council granted the Museum a shorter-term lease arrangement to provide an opportunity for the organisation to review its governance arrangements, develop a clear vision for its future and prepare a sustainable business plan capable of supporting future growth and external funding opportunities.

Funding Application

The Museum is currently preparing an application to the Dorset Council Culture Revenue Fund, with support from David Tucker, an experienced museum and heritage consultant.

A successful application would provide vital revenue funding for the Museum over the next three years and support the delivery of a programme of organisational development, improved governance, partnership working and enhanced community engagement.

During discussions of the Task & Finish Group it was recognised that grant providers generally require evidence of long-term sustainability and organisational stability. The Museum has therefore advised that assurance regarding its future occupation of the Heritage Centre premises would strengthen its application.

Security of Tenure

The Museum currently occupies the premises under a two-year lease arrangement, which expires on 15th April 2028

Whilst the Town Council is not presently being asked to grant a longer lease, the Museum has requested a formal indication of the Council's ongoing support and intentions.

A letter of comfort could be provided for this purpose. Whilst not legally binding, such a letter would demonstrate the Council's continuing commitment to work with the Museum and

would provide reassurance to funding bodies regarding the organisation's medium-term future.

The Task & Finish Group noted that the Council has previously issued a letter of comfort in support of the Museum and agreed in principle that a further letter of comfort would be appropriate to support the current funding application. It was also noted that Dorset Council may require such a letter to be in place before releasing any grant funding.

Previous Precedent

Members will recall that in March 2024 the Town Council considered a request from Swanage Museum for security of tenure to support an application to the Arts Council England Museum Estate and Development (MEND) Fund.

Following consideration by the Tourism and Local Economy Committee, Full Council considered the matter on 25th March 2024 and resolved unanimously:

"That the Town Council supports the submission of an expression of interest and, if successful, a full application to Round 4 of the Museum Estate and Development Fund and confirms its intention to enter into an appropriate legal agreement with Swanage Museum to provide it with security of tenure for a period of at least 10 years."

Unfortunately, the grant application was unsuccessful and, therefore, a shorter-term renewal lease was agreed. However, the current request for a letter of comfort is consistent with the Council's previously stated intention to support the Museum's efforts to secure external funding and follows an established precedent whereby assurance regarding the Museum's future occupation has been provided to funding bodies.

Whilst a letter of comfort would not constitute a legally binding commitment, it would provide a clear indication of the Council's ongoing support whilst longer-term strategic considerations continue to be explored.

Progress Since Granting the Current Lease

The purpose of granting a shorter-term lease was to provide the Museum with an opportunity to develop a clear strategic vision, strengthen governance arrangements, produce a sustainable business plan, increase organisational resilience and position itself to attract external investment and grant funding.

The Museum has since undertaken a programme of organisational development and is adopting a more strategic and professional approach. This includes reviewing governance arrangements, developing updated policies and procedures, strengthening partnership working and establishing the foundations of a comprehensive business plan as part of the current grant application process.

The Museum is also exploring opportunities for collaborative working with neighbouring museums and heritage organisations to strengthen the overall heritage offer across Purbeck. Potential areas of collaboration include joint exhibitions, shared resources, funding opportunities and co-ordinated heritage initiatives.

Appendix A includes information provided by the Museum demonstrating the positive progress that has been made and the work currently underway to deliver the organisation's long-term development objectives.

Corporate Plan Alignment

The continued development of Swanage Museum and the Council's support for external funding applications are consistent with several priorities contained within the Corporate Plan 2026-2030.

In particular, the proposal supports the priority of 'Planning for the Future and Preserving our Heritage', which commits the Council to "preserving and promoting knowledge about the town's unique heritage" and specifically to "support public access to local history and heritage by working with Swanage Museum".

The proposal also supports the priority of 'Promoting Regenerative Tourism and Supporting the Local Economy', which commits the Council to work with partner organisations to improve the town's cultural offering whilst recognising the importance of culture to the local economy.

Furthermore, the Corporate Plan identifies Swanage Museum as one of the organisations with which the Town Council works in partnership for the benefit of local residents and visitors.

Supporting the Museum's efforts to secure external funding would therefore contribute towards protecting an important heritage offering, strengthening public access to local history, supporting educational opportunities and enhancing Swanage's cultural offer.

Future Work of the Task & Finish Group

The Task & Finish Group continues to oversee discussions regarding the long-term future of the Museum and heritage provision within the town.

The next stage of work will include consideration of the feasibility work being undertaken in relation to the Town Hall. The Group has agreed that Vicky de Wit, Museums Advisor for BCP & Dorset Councils, will be invited to present her feasibility report. The findings will help inform future decisions regarding heritage provision and potential opportunities for closer alignment between Museum services and wider Town Hall plans. It is anticipated that the next meeting will be held in late September or early October 2026.

Decision required

To determine whether or not to issue a letter of comfort to Swanage Museum in order to support its application to the Dorset Council Culture Revenue Fund, confirming the Town Council's ongoing commitment to working constructively with the Museum and to entering into a longer-term lease for the Heritage Centre building in the Town Square, subject to the supply of evidence of a sustainable plan being in place for the Museum's future operation.

Charlie Squires
Project Delivery Officer
September 2026

Appendix A

Museum Development and Strategic Planning Update (supplied by Swanage Museum).

Forging a Future for the Past

A Vision for Swanage Museum

As we celebrate the 50th Anniversary of Swanage Museum and Heritage Centre, the Museum Committee is developing its strategy for the coming decades.

Whilst the current Museum is ideally located in terms of footfall during the visitor season, and is thus an essential source of income from the sale of books and souvenirs, there is neither display nor storage space for the Museum's important collection of local art and other objects. Furthermore, the building's location close to the sea and at risk of high tides makes it unsuitable for the safe custody of a museum quality collection.

Nevertheless, the Museum's location attracts some 40,000 visitors annually and it is this footfall at the Museum shop which makes a significant contribution to our income.

Whilst the Museum is well known to visitors and residents alike, the Swanage History Centre is not. Yet it is here that the Museum's large collection of documents, art works and objects is held. At present, a shortage of volunteers, and the Centre's location on an out of town industrial estate means that opening hours are limited, research facilities are restricted and the storage spaces for the reserve collection are cramped. It should be borne in mind that the Museum employs no salaried staff – it relies entirely on volunteers.

The Vision

If the Swanage Museum and Heritage Centre is to continue its mission of preserving, displaying and interpreting Swanage's heritage the Museum Committee consider that the following basic principles should be adopted:

- Continue to rent the existing Museum premises in The Square from the Town Council at a peppercorn rent on a renewable long-term lease. This will provide a visitor focus for the Museum in a busy part of town and generate income via retail sales. We recognise that the Museum displays were installed some twenty years ago and that some refreshment is required in the short term
- Relocate the reserve collection, archive and research spaces to the Town Hall, or to another suitable location where art works and other important objects can be displayed and interpreted effectively, whilst providing secure storage for the reserve collection. The central location of the Town Hall would ensure increased accessibility to the collections in a building which is itself of considerable historical importance. However, further study is required to establish whether the Town Hall is a suitable location in terms of gallery and archive space. A key consideration is to minimise the rental costs of the existing premises, which remain a considerable drain on resources.

- A relocation would, of course, require positive commitment from the Town Council to the long term future of the Museum, including provision of a grant towards insurance and safe custody of the collection.
- Continue to devote resources to the digitisation of the art works and paper archives, aimed at increasing on-line access to the collection. In parallel, funding should be dedicated to the provision of in-house data storage in view of the increasing risk of cyber crime to cloud storage.
- By means of a full range of media coverage, increase public awareness of the Museum and its important rôle in preserving the heritage of the town. This is particularly important in terms of attracting younger volunteers with a genuine interest in a career in heritage. Brief discussions with staff from Bridport Museum suggest they have little difficulty attracting young people who wish to learn collections management and conservation techniques. Outreach to local schools and colleges could produce a younger cadre of volunteers.
- Increase co-operation and sharing of resources with other museums in Purbeck, including Corfe railway and town museums, Langton Museum and the Norden Clay Museum.
- Maintain the Museum's Accreditation status, thus maximising our ability to obtain grant funding from as wide a range of resources as possible, such as Dorset Council, Public Works loans, Museum Renewal Fund , Talbot Trust and Heritage Lottery Fund grants. In Dorset, Poole and Wareham Museums have been helped to make significant improvements in this way, whilst in Devon, four museums in Exeter, Bideford and Plymouth have recently received more than £500k from the Museum Renewal Fund.

September 2026

Beach Hut Fees and Charges for 2027-28**1. Introduction**

The current beach hut fee structure and booking procedure was last reviewed in 2024. The Council sets the fees for beach huts in the summer for the following financial year as this allows the beach huts to be promoted and enables any systems and procedures to be established ready for the booking release which, for 2027, will take place in October 2026.

The current pricing structure was first used for the 2025-26 booking season and has generally been considered a success.

A version of this report was submitted to the Tourism and Local Economy Committee on 15th July 2026. Subsequent changes include:

- The Monzo report on council owned beach hut prices in the UK
- Updated occupancy figures and inclusion of booking numbers
- 0% or 3% increase on fees (rounded) compared to the previous 4%
- Consideration of reducing Spa Retreat fees to encourage uptake
- Included Artisans on the Beach fees

2. The Monzo Report on Beach Huts: 14th August 2026

A blog generated by the online bank Monzo reviewed council owned beach huts at 22 different locations across the UK and identified the following:

- Average summer beach huts are £56 per day and £223 per week
- 30% of beach huts include electric
- Swanage Spa Beach huts come in second place as best value daily hire beach huts in the UK, with the Upper Level Shore Road huts coming in as joint third
- Swanage Spa Beach Huts are third for best value weekly hire, with the Upper Level Shore Road as fifth
- Swanage Premium huts were considered the best value large hut

The full blog can be found here: [The best value beach huts in the UK: where to enjoy a seaside day out for less](#)

3. Occupancy and bookings

The following table shows information relating to income and occupancy since 2023/24.

	2023-24 Actual	2024-25 Actual	2025-26 Actual	2026-27 Actual (as at 30 Aug 26)	2026-27 Forecast
Income	£163,779	£181,947	£196,204	£185,198	£200,000*
Occupancy*₁	80%	81%	78%	-	-
Bookings	n/a	941	1237	-	-

**1 – Occupancy figures have been revised since previous version of this report*

**2 - Budget for 2026-27 is £208,300*

4. Proposed changes to the beach hut fee structure for 2027-28

The fee structure is proposed to remain very similar to last year with the following changes:

No.	Proposal	Detail
1.	Reduce the discount for Shore huts annual hire from 20% to 15%.	Demand for the 15 Shore Road annual huts was extremely strong last year, with all huts going within 24 hours. It is proposed to reduce the current discount available. This does not cover Spa Retreats as occupancy for these continues to be less than other huts. In addition, Spa huts should remain with the current 20% discount as not all huts were let as annual huts in 2026-27 with only 5 out of 8 being hired for the full summer period. Appendix 3 provides the detail in regards to the discounts for all hut types. It should be noted that the annual period for next year is a 53 week period as opposed to 52 in the previous year. This additional week adds approximately a 1% increase to the proposed fees.
2.	Amend the booking periods for Spa and Spa Retreat	The works in relation to the Green Seafront Re-stabilisation Scheme are anticipated to start in September 2027. Therefore, the hire period for these huts has been adjusted to finish on 3rd September 2027 (which equates to 23 weeks for 2027-28) rather than at the end October for the Spa and the end March for the Spa Retreats. The Visitor Services Manager has delegated authority to change prices during the year to increase occupancy of the huts and if there was any change to the start date for the works, this delegated authority would be utilised.
3.	Reduce Spa Retreats huts	The Green Seafront Scheme includes installation of a further 32 huts on the Spa area and it would seem prudent to encourage customers to use this area as much as possible in the coming year. Therefore, it is proposed that the fees are made the same as the Shore Upper huts to support uptake. Not only will this increase occupancy, but it will support the implementation of a marketing campaign to encourage customers to try this area, ready for the future development.

4.	Inflation increase	Two inflation rates have been considered, either 0% or 3%. Beach hut financial performance is not forecast to meet the 2026-27 budget by a shortfall of £8,300. Councillors may consider freezing the current fee levels but perhaps include the additions identified in sections 1, 2 and 3 above. The 3% proposal is detailed in appendix 1, 2 and 3 below. Appendix 4 details the 2026-27 (current) figures, although does not include any of the changes as suggested in sections 1, 2 and 3 above. The July 2026 CPI rate is 2.9%.
-----------	--------------------	---

5. The beach hut booking procedure

In November 2025, significant issues were experienced with the beach hut booking system. It appeared that the number of people attempting to access the system at the point of booking release was far larger than the system could manage. While not confirmed, the statistics suggest that some customers may have been using ‘bot’ systems to undertake booking requests multiple times per second. Once the IT company was able to isolate two suspected examples of this type of action and remove their access, the system was able to perform as expected.

For next year, the software company will be using a new approach which will utilise a virtual ‘waiting room’ to better manage the threat of ‘bots’. In addition, a range of improvements have been made to the booking system to improve the customer experience both in terms of ‘look and feel’, but also by streamlining a number of internal processes.

The following dates are proposed for the release of bookings for the various beach hut types. These dates are provisional and are provided for information only as the release dates for beach hut bookings is dealt with as an officer delegated decision, once fees are approved.

Day	Release date	Period	Huts available
Day 1	19 th October 2026	53 weeks (all year) 27 Mar to 31 Mar	Shore Road: 15 pre-designated huts
Day 2	20 th October 2026	22 weeks (winter) 30 October to 31 March	All remaining Shore Road huts
Day 3	21 st October 2026	6 weeks (summer peak) 17 July to 27 August	Shore Road: 25 pre-designated huts

Day 4	22 nd October 2026	1 week+	All remaining Shore Road huts
Day 1	9 th February 2027	23 weeks 27 Mar to 4 Sep	All Spa and Spa Retreats huts
Day 2	10 th February 2027	1+ weeks	All Spa and Spa Retreats

6. Income and Expenditure

The forecast income for 2026-27 is £200,000 against a budget of £208,300. Due to the inherent nature of beach hut use, this figure could easily change before year end, either up or down, but this is likely to be relatively marginal.

If all the above proposals are implemented alongside a 3% inflationary increase in charges, it is suggested that an income budget of £201,000 for 2027-28 would be appropriate. If a 0% increase as described above, but all other proposals are implemented, an income budget of £197,000 for 2027-28 is suggested.

7. Proposed changes to the Terms and Conditions

7.1 Cap on refund fees

Currently the Council charges 20% or £30, whichever is the greater, as an administration fee for either a change in beach hut booking or cancellation. On occasions, this has led to some particularly large fees when a customer with a long period beach hut has made such a request. It is therefore suggested that a cap is attached to a refund fee of no more than £75. This would be implemented with effect from 1st October 2026.

7.2 Limit number of heaters in a beach hut to a single unit

The beach huts are now very popular in the winter period where they are used as changing rooms by a large number of people. Unfortunately, the use of multiple heaters and such items as kettles, will often lead to electrics tripping in the beach huts. While this is understandably frustrating for beach hut users, particularly when it is cold, unless the Council were to significantly enhance the electrical supply to the huts, this situation will continue. Ultimately the huts were not designed to be used as winter changing rooms. In order to mitigate some of the issues that are experienced, it is proposed that the terms and conditions are amended to state that only one electrical heater is permitted to be present in the beach hut at any one time. Beach hut inspections have previously identified multiple heaters in huts, and on one occasion four heaters were found. For context, each set of four beach huts are based around a 32 amp circuit. An average house will usually use between 30 to 60 amps at peak demand. This would be implemented with effect from 1st October 2026.

8. Decision required

8.1 To consider each of the proposed changes to the beach hut fees and charges for 2027-28 as set out in rows 1, 2 and 3 in the table in section 4 above.

- 8.2 To consider if a 0% or 3% increase be applied to fees as set out in row 4 of the table in section 4 above (and detailed in Appendix 1 and 4).
- 8.3 To consider the proposed changes to the terms and conditions as set out in section 7 above.

Culvin Milmer
Visitor Services and Business Development Manager
September 2026

Appendix 1 – Proposed Beach Hut Fees 2026-27 (3% increase and including proposals 1, 3, 4 and 5 from section four)

Shore Standard Huts

Period	Weekly (Sat-Fri)		Day Hire		% Change		% Change	
	Lower	Upper	Lower	Upper	Weekly (Sat-Fri)		Day Hire	
27 March 2027 - 23 April 2027	£53.50	£37.50	£12.80	£8.70	2.88%	2.74%	2.40%	2.35%
24 April 2027 - 9 July 2027	£134.00	£93.50	£26.80	£18.50	3.08%	2.75%	3.08%	2.78%
10 July 2027 - 27 August 2027	£279.00	£196.00	£43.20	£30.90	2.95%	3.16%	2.86%	3.00%
28 August 2027 - 24 September 2027	£134.00	£93.50	£26.80	£18.50	3.08%	2.75%	3.08%	2.78%
25 September 2027 - 29 October 2027	£53.50	£37.50	£12.90	£8.70	2.88%	2.74%	3.20%	2.35%
30 October 2027 - 31 March 2028	£37.50	£26.00	£10.80	£8.20	2.74%	1.96%	2.86%	2.50%

Shore Premium Huts

Period	Weekly (Sat-Fri)		Day Hire		% Change		% Change	
	Lower	Upper	Lower	Upper	Weekly (Sat-Fri)		Day Hire	
27 March 2027 - 23 April 2027	£85.50	£59.50	£21.50	£14.90	3.01%	2.59%	2.38%	2.76%
24 April 2027 - 9 July 2027	£204.00	£142.50	£37.60	£26.30	3.03%	2.89%	3.01%	3.14%
10 July 2027 - 27 August 2027	£408.00	£285.00	£61.80	£42.70	3.03%	2.89%	3.00%	2.89%
28 August 2027 - 24 September 2027	£204.00	£142.50	£37.60	£26.30	3.03%	2.89%	3.01%	3.14%
25 September 2027 - 29 October 2027	£85.50	£59.50	£21.60	£14.90	3.01%	2.59%	2.86%	2.76%
30 October 2027 - 31 March 2028	£53.50	£37.60	£12.90	£9.20	2.88%	3.01%	3.20%	2.22%

Shore Beach Huts Discounted Prices

Period	The Shore Premium		The Shore		% Change		% Change	
	Lower	Upper	Lower	Upper	The Shore		The Shore	
Winter: 30 Oct 2027 - 31 March 2028 (25%) (22 weeks)	£882.75	£620.40	£618.75	£429.00	7.65%	7.90%	7.61%	6.72%
Annual: 27 March 2027 - 31 March 2028 (15%) (15 pre-designated huts available 53 weeks)	£6,683.13	£4,670.92	£4,479.08	£3,131.40	10.19%	10.03%	10.19%	9.87%

Spa/Spa Retreat Beach Huts					% Change		% Change	
Period	Weekly (Sat-Fri)		Day Hire		Weekly (Sat-Fri)		Day Hire	
	Spa	Spa Retreat	Spa	Spa Retreat	Spa	Spa Retreat	Spa	Spa Retreat
27 March 2027 - 23 April 2027	£32.50	£37.50	£10.80	£15.90	3.17%	-47.92%	2.86%	2.58%
24 April 2027 - 9 July 2027	£62.80	£93.50	£16.50	£26.80	2.95%	-34.84%	3.13%	3.08%
10 July 2027 - 27 August 2027	£155.50	£196.00	£26.80	£43.20	2.98%	-28.73%	3.08%	2.86%
28 August 2027 - 3 September 2027	£62.80	£93.50	£16.50	£26.80	2.95%	-35.07%	3.13%	3.08%
4 September 2027 - 31 March 2028	Closed	Closed	Closed	Closed	-	-	-	-
Spa/Spa Retreat Beach Huts Discounted Prices					% Change			
Period	Spa (20%)	Spa Retreat (25%)			Spa	Spa Retreat		
Summer: 27 Mar 2027 - 3 September 2027	£1,577.68	£1,983.00			-12.59%	-43.34%		
Artisans on the Beach					% Change		% Change	
Period	Lower	Upper	Premium Lower	Premium Upper	Lower	Upper	Premium Lower	Premium Upper
Winter: 18 November to 21 December	£140.00	£70.00	£301.00	£158.00	2.94%	2.94%	3.08%	2.60%

Appendix 2 – Proposed weekly fees for 2026-27 (this data is the same as appendix 1)

	Week			Standard	Standard	Premium	Premium		
Period	No.	Period	Week	Lower	Upper	Lower	Upper	Spa Retreat	Spa
Summer Period	1	Early	27-Mar-27	£53.50	£37.50	£85.50	£59.50	£37.50	£32.50
	2	Early	03-Apr-27	£53.50	£37.50	£85.50	£59.50	£37.50	£32.50
	3	Early	10-Apr-27	£53.50	£37.50	£85.50	£59.50	£37.50	£32.50
	4	Early	17-Apr-27	£53.50	£37.50	£85.50	£59.50	£37.50	£32.50
	5	Mid	24-Apr-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	6	Mid	01-May-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	7	Mid	08-May-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	8	Mid	15-May-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	9	Mid	22-May-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	10	Mid	29-May-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	11	Mid	05-Jun-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	12	Mid	12-Jun-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	13	Mid	19-Jun-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	14	Mid	26-Jun-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	15	Mid	03-Jul-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	16	Peak	10-Jul-27	£279.00	£196.00	£408.00	£285.00	£196.00	£155.50
	17	Peak	17-Jul-27	£279.00	£196.00	£408.00	£285.00	£196.00	£155.50
	18	Peak	24-Jul-27	£279.00	£196.00	£408.00	£285.00	£196.00	£155.50
	19	Peak	31-Jul-27	£279.00	£196.00	£408.00	£285.00	£196.00	£155.50
	20	Peak	07-Aug-27	£279.00	£196.00	£408.00	£285.00	£196.00	£155.50
	21	Peak	14-Aug-27	£279.00	£196.00	£408.00	£285.00	£196.00	£155.50
	22	Peak	21-Aug-27	£279.00	£196.00	£408.00	£285.00	£196.00	£155.50
	23	Mid	28-Aug-27	£134.00	£93.50	£204.00	£142.50	£93.50	£62.80
	24	Mid	04-Sep-27	£134.00	£93.50	£204.00	£142.50	Closed	Closed
	25	Mid	11-Sep-27	£134.00	£93.50	£204.00	£142.50		
	26	Mid	18-Sep-27	£134.00	£93.50	£204.00	£142.50		
	27	Late	25-Sep-27	£53.50	£37.50	£85.50	£59.50		
	28	Late	02-Oct-27	£53.50	£37.50	£85.50	£59.50		
	29	Late	09-Oct-27	£53.50	£37.50	£85.50	£59.50		
	30	Late	16-Oct-27	£53.50	£37.50	£85.50	£59.50		
	31	Late	23-Oct-27	£53.50	£37.50	£85.50	£59.50		
Winter Period	32	Winter	30-Oct-27	£37.50	£26.00	£53.50	£37.60		
	33	Winter	06-Nov-27	£37.50	£26.00	£53.50	£37.60		
	34	Winter	13-Nov-27	£37.50	£26.00	£53.50	£37.60		
	35	Winter	20-Nov-27	£37.50	£26.00	£53.50	£37.60		
	36	Winter	27-Nov-27	£37.50	£26.00	£53.50	£37.60		
	37	Winter	04-Dec-27	£37.50	£26.00	£53.50	£37.60		
	38	Winter	11-Dec-27	£37.50	£26.00	£53.50	£37.60		
	39	Winter	18-Dec-27	£37.50	£26.00	£53.50	£37.60		
	40	Winter	25-Dec-27	£37.50	£26.00	£53.50	£37.60		
	41	Winter	01-Jan-28	£37.50	£26.00	£53.50	£37.60		
	42	Winter	08-Jan-28	£37.50	£26.00	£53.50	£37.60		
	43	Winter	15-Jan-28	£37.50	£26.00	£53.50	£37.60		
	44	Winter	22-Jan-28	£37.50	£26.00	£53.50	£37.60		
	45	Winter	29-Jan-28	£37.50	£26.00	£53.50	£37.60		
	46	Winter	05-Feb-28	£37.50	£26.00	£53.50	£37.60		
	47	Winter	12-Feb-28	£37.50	£26.00	£53.50	£37.60		
	48	Winter	19-Feb-28	£37.50	£26.00	£53.50	£37.60		
	49	Winter	26-Feb-28	£37.50	£26.00	£53.50	£37.60		
	50	Winter	04-Mar-28	£37.50	£26.00	£53.50	£37.60		
	51	Winter	11-Mar-28	£37.50	£26.00	£53.50	£37.60		
	52	Winter	18-Mar-28	£37.50	£26.00	£53.50	£37.60		
	53	Winter	25-Mar-28	£37.50	£26.00	£53.50	£37.60		

Note – Grey section above indicates the 6 week peak summer booking period for which 25 huts are made available

Appendix 3 – Proposed undiscounted and discounted fees for 2027-28 (this is the basis for the fees in Appendix 1)

Annual and Period Discounted fees									
				Standard	Standard	Premium	Premium		
				Lower	Upper	Lower	Upper	Spa Retreat	Spa
Full Price (undiscounted)									
Shore Huts - Annual				£5,269.50	£3,684.00	£7,862.50	£5,495.20	-	-
Shore Huts - Winter				£825.00	£572.00	£1,177.00	£827.20	-	-
Spa Retreat Huts - Annual				-	-	-	-	-	-
Spa Retreat Huts - Summer				-	-	-	-	£2,644.00	-
Spa Huts - Summer				-	-	-	-	-	£1,972.10
Discounts to be applied									
Shore Huts - Annual	15%			£4,479.08	£3,131.40	£6,683.13	£4,670.92	-	-
Shore Huts - Winter	25%			£618.75	£429.00	£882.75	£620.40	-	-
Spa Retreat Huts - Annual	25%			-	-	-	-	-	-
Spa Retreat Huts - Summer	25%			-	-	-	-	£1,983.00	-
Spa Huts - Summer	20%			-	-	-	-	-	£1,577.68

Appendix 4 – Beach Hut fees for 2026-27: Current fees (These are the fees that would be in place if a 0% increase was applied, but note that

Period	Weekly (Sat-Fri)		Day Hire	
	Lower	Upper	Lower	Upper
28 March 2026 - 24 April 2026	£52.00	£36.50	£12.50	£8.50
25 April 2026 - 10 July 2026	£130.00	£91.00	£26.00	£18.00
11 July 2026 - 28 August 2026	£271.00	£190.00	£42.00	£30.00
29 August 2026 - 25 September 2026	£130.00	£91.00	£26.00	£18.00
26 September 2026 - 30 October 2026	£52.00	£36.50	£12.50	£8.50
31 October 2026 - 26 March 2027	£36.50	£25.50	£10.50	£8.00

Shore Premium Huts

Period	Weekly (Sat-Fri)		Day Hire	
	Lower	Upper	Lower	Upper
28 March 2026 - 24 April 2026	£83.00	£58.00	£21.00	£14.50
25 April 2026 - 10 July 2026	£198.00	£138.50	£36.50	£25.50
11 July 2026 - 28 August 2026	£396.00	£277.00	£60.00	£41.50
29 August 2026 - 25 September 2026	£198.00	£138.50	£36.50	£25.50
26 September 2026 - 30 October 2026	£83.00	£58.00	£21.00	£14.50
31 October 2026 - 26 March 2027	£52.00	£36.50	£12.50	£9.00

Shore Beach Huts Discounted Prices

Period	The Shore Premium		The Shore	
	Lower	Upper	Lower	Upper
Winter: 31 Oct 2026 - 26 March 2027 (25%)	£820.00	£575.00	£575.00	£402.00
Annual: 28 March 2026 - 26 March 2027 (20%) (15 pre-designated huts available)	£6,065.00	£4,245.00	£4,065.00	£2,850.00

Spa/Spa Retreat Beach Huts

Period	Weekly (Sat-Fri)		Day Hire	
	Spa	Spa Retreat	Spa	Spa Retreat
28 March 2026 - 24 April 2026	£31.50	£72.00	£10.50	£15.50
25 April 2026 - 10 July 2026	£61.00	£143.50	£16.00	£26.00
11 July 2026 - 28 August 2026	£151.00	£275.00	£26.00	£42.00
29 August 2026 - 25 September 2026	£61.00	£144.00	£16.00	£26.00
26 September 2026 - 30 October 2026	£31.50	£60.00	£10.50	£15.50
31 October 2026 - 26 March 2027	Closed	£31.00	Closed	£12.50

Spa/Spa Retreat Beach Huts Discounted Prices

Period	Spa (20%)	Spa Retreat (25%)
Summer: 28 Mar 2026 - 30 October 2026	£1,805.00	£3,500.00
Annual: 28 March 2026 - 26 March 2027	-	£3,990.00

12/06/2026

Our Ref: 4154vf

Swanage Town Council
Town Hall
High Street
Swanage
Dorset
BH19 2NZ

Dear Sir/Madam,

Premises: site 4154vf Victoria Avenue Carpark at Victoria Avenue Car Park, Swanage, Dorset, BH19 2NZ.

Agreement: Lease dated 23/12/2015 and made between (1) Swanage Town Council and (2) Cornerstone Telecommunications Infrastructure Limited.

We act as agent for Cornerstone.

Cornerstone has reviewed their network requirements and identified that the following works (the "Works") are needed at the Premises (as shown in more detail on the attached drawings):

- The removal of the existing 22.5-metre-high CU Phosco Phase 1 monopole and the installation of a new 20-metre-high CU Phase 6 monopole with a new Phase 4.9 headframe on the existing foundation.
- The removal of the existing 3 x antennas and the installation of 6 x new antennas, the retention and relocation of 1 x existing dish and the development of ancillary equipment thereto.
- The removal of the existing equipment cabin and the installation of 1 x new cabinet.

As the Agreement permits these Works without consent, I am writing to notify you as a matter of courtesy of Cornerstone's intention to carry out the Works.

All necessary consents will be in place prior to any work commencing on site. Cornerstone always ensures that designs are structurally sound and suited to the equipment to be placed upon them. All calculations are undertaken and checked by experienced structural engineers. These calculations are included on the detailed designs, which can be provided to you on request when finalised.

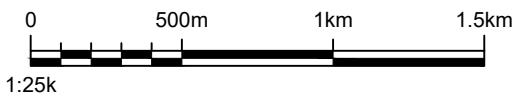
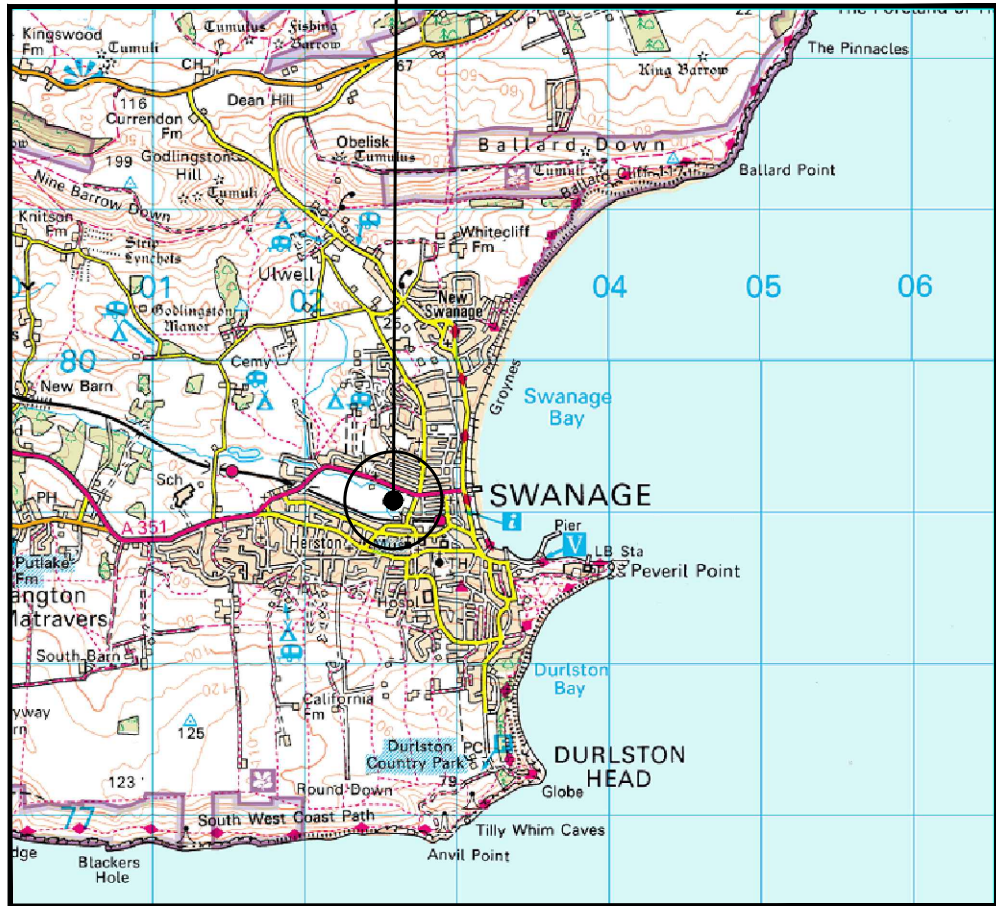
We will be in contact with you regarding construction schedules and building access, in accordance with the terms of the Agreement.

Yours sincerely,

H Fuller

Henry Fuller
Acquisition and Planning Surveyor
Beacon Comms Ltd
Henry.fuller@beaconcomms.co.uk
07812 231035
For and on behalf of Cornerstone. Attached: Drawings

SITE LOCATION

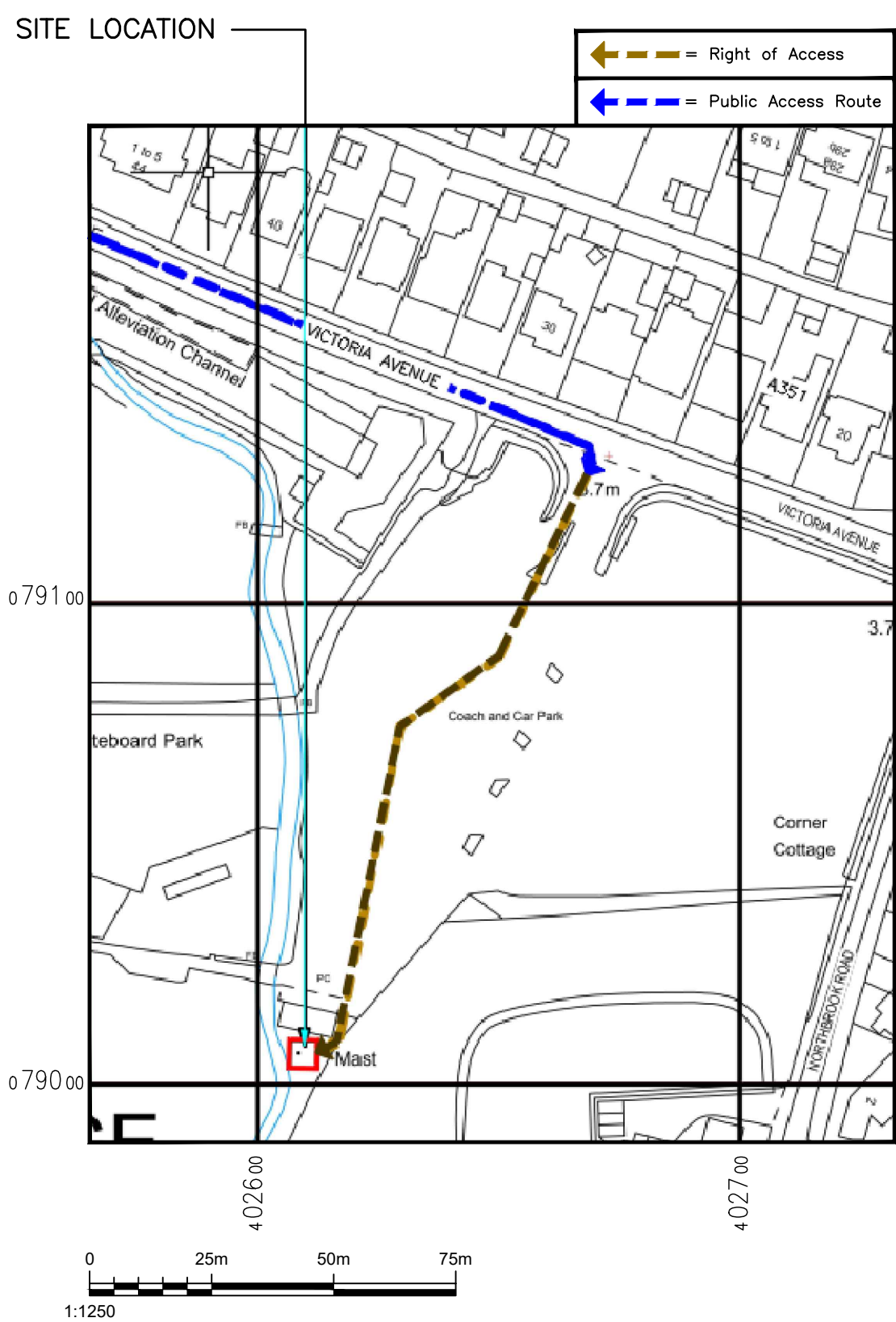


SITE LOCATION
(Scale 1:25000)



SITE PHOTOGRAPH

SITE LOCATION



DETAILED SITE LOCATION
(Scale 1:1250)

Based upon Ordnance Survey map extract
with the permission of the Controller of
His Majesty's Stationery Office.
Crown copyright.
Licence No. 100022432

What3words – barefoot.tucked.masking

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 402608 N: 079006

DIRECTIONS TO SITE:

HEAD SOUTHWEST ON M27, CONTINUE ONTO A31, AT PALMERSFORD ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A31, AT AMEYSFORD ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A31, AT MERLEY ROUNDABOUT, TAKE THE 3RD EXIT AND STAY ON A31, TAKE WAREHAM RD TO BLANDFORD RD N/A350 IN DORSET AT LAKE GATES, TAKE THE 1ST EXIT ONTO WIMBORNE RD, AT THE ROUNDABOUT, CONTINUE STRAIGHT ONTO LOCKYERS RD, CONTINUE ONTO OLD WAREHAM RD, TAKE A35 TO WAREHAM RD/A351, TURN LEFT ONTO BLANDFORD RD N/A350, AT UPTON ROUNDABOUT, TAKE THE 3RD EXIT ONTO THE A35 RAMP TO DORCHESTER/WAREHAM /BERE REGIS, MERGE WITH A35, FOLLOW A351 TO YOUR DESTINATION IN SWANAGE, AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO WAREHAM RD/A351, AT BLACKHILL ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON WAREHAM RD/A351, AT SAXON ROUNDABOUT, TAKE THE 3RD EXIT AND STAY ON A351, AT WORGRET ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A351, AT NORDEN ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A351, CONTINUE STRAIGHT ONTO HIGH ST/A351, CONTINUE TO FOLLOW A351, TURN RIGHT, DESTINATION WILL BE ON THE LEFT.

2A	CONSTRUCTION ISSUE – EQUIPMENT AMENDS	KA	JS	15/05/26
1A	CONSTRUCTION ISSUE	KA	JS	13/11/25
REV	MODIFICATION	BY	CH	DATE

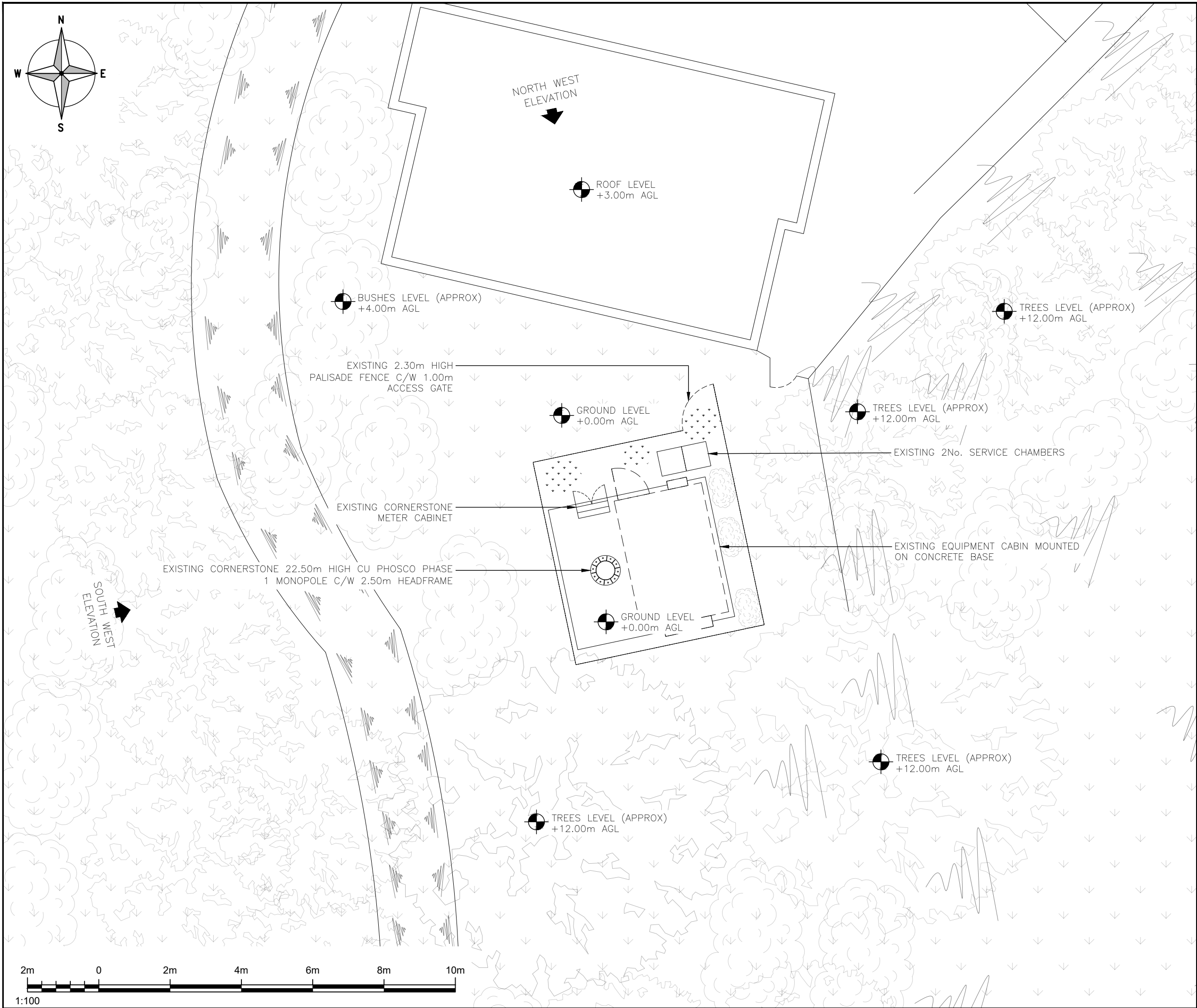
**BEACONCOMMS**
TELECOMMUNICATIONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

cornerstone

Cell Name		Opt.
VICTORIA AVENUE CARPARK		–
Cell ID No		
CSID	✓	VF
12285725	4154_28	–
Project No.	–	TM Cell ID
E317941	–	–

Site Address / Contact Details	
VICTORIA AVENUE SWANAGE DORSET ENGLAND BH19 1AR	

Drawing Title:		SITE LOCATION MAPS	
Purpose of issue:		CONSTRUCTION	Dwg Rev:
Drawing Number:		100	1A
Surveyed By:	INS	Original Sheet Size:	A3
Drawn:	HS	Checked:	LCU
Date:	28/05/26	Date:	28/05/26
		2B	



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 402608 | N: 079006

NOTES:

2A	CONSTRUCTION ISSUE – EQUIPMENT AMENDS	KA	JS	15/05/26
1A	CONSTRUCTION ISSUE	KA	JS	13/11/25
REV	MODIFICATION	BY	CH	DATE

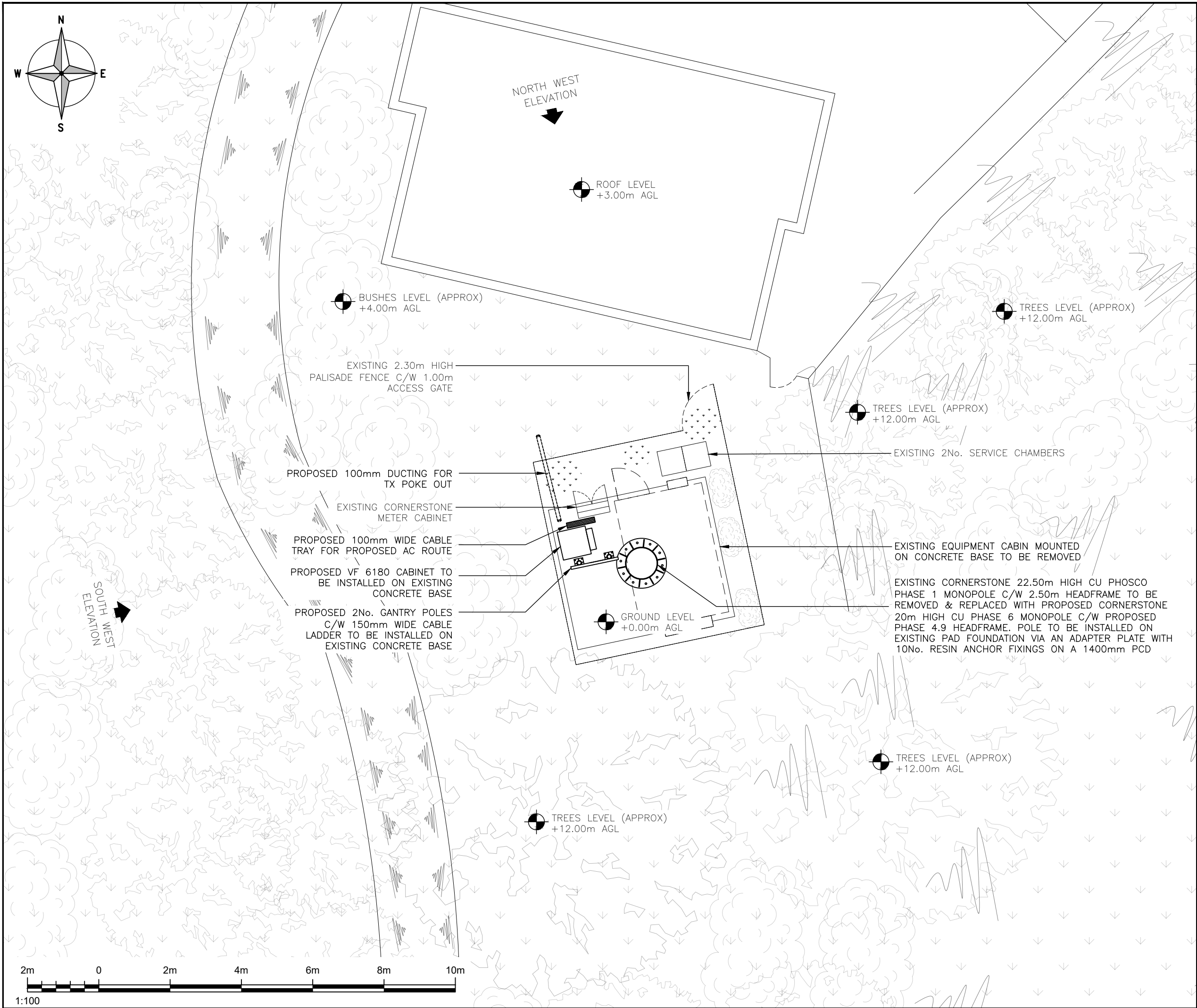
**BEACONCOMMS**
TELECOMMUNICATIONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

cornerstone

Cell Name				Opt.
VICTORIA AVENUE CARPARK				–
Cell ID No				
CSID	✓	VF	–	TEF
12285725		4154_28		–
Project No.	–	TM Cell ID	–	N/A
E317941		–		–

Site Address / Contact Details	
VICTORIA AVENUE SWANAGE DORSET ENGLAND BH19 1AR	

Drawing Title:		EXISTING SITE PLAN	
Purpose of issue:		CONSTRUCTION	Dwg Rev:
Drawing Number:		200	1A
Surveyed By:		INS	Original Sheet Size:
Drawn:		HS	A3
Date:		28/05/26	Pack Issue:
Checked:		LCU	28/05/26
Date:		28/05/26	2B



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 402608 N: 079006

NOTES:

2A	CONSTRUCTION ISSUE – EQUIPMENT AMENDS	KA	JS	15/05/26
1A	CONSTRUCTION ISSUE	KA	JS	13/11/25
REV	MODIFICATION	BY	CH	DATE

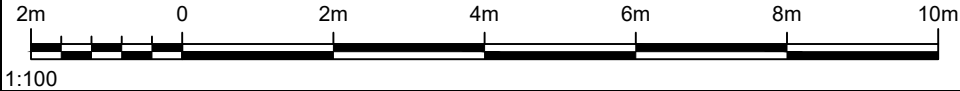
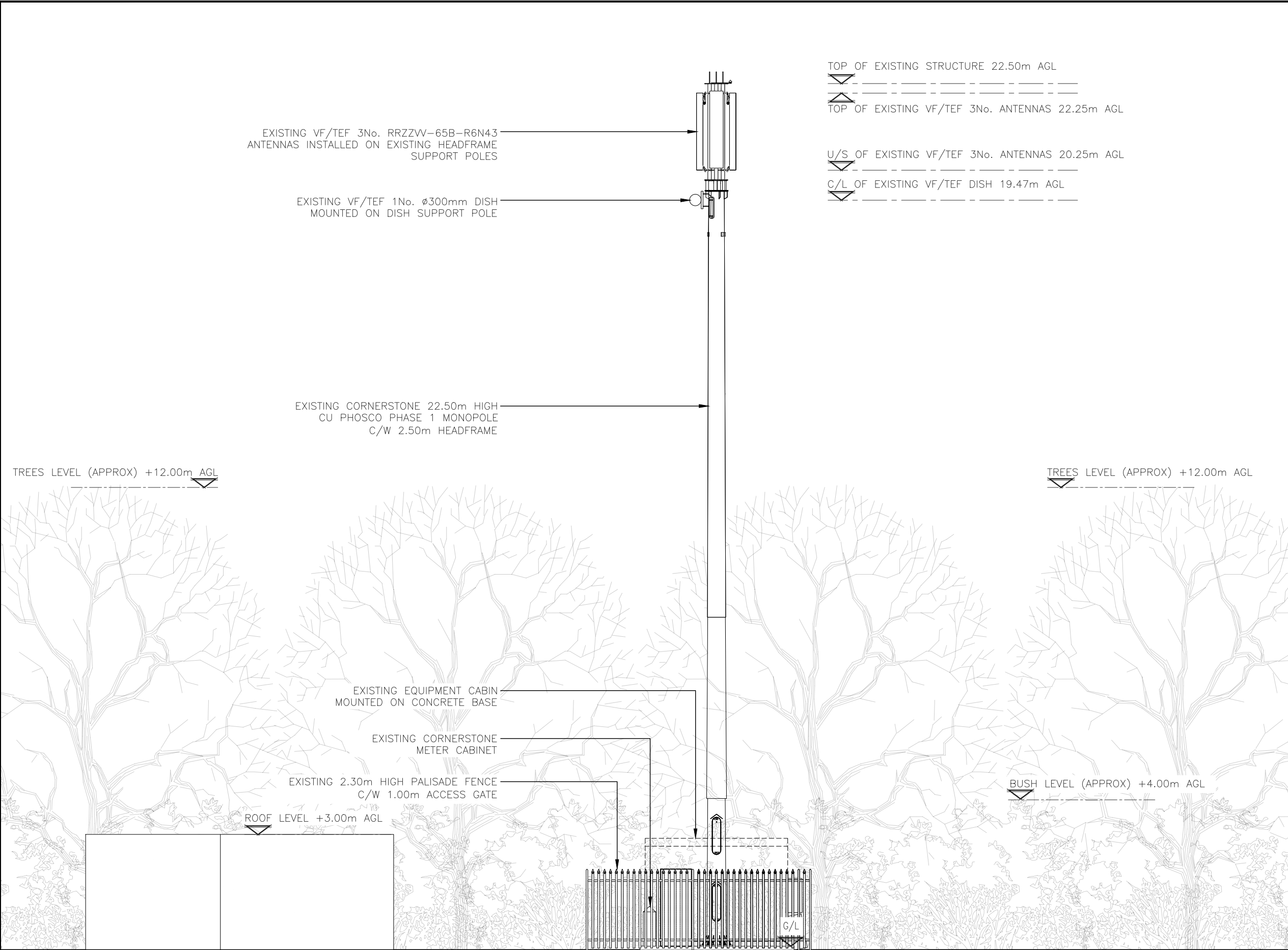
**BEACONCOMMS**
TELECOMMUNICATIONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

cornerstone

Cell Name				Opt.
VICTORIA AVENUE CARPARK				–
Cell ID No				
CSID	☒	VF	☐	TEF
12285725		4154_28		–
Project No.	☐	TM Cell ID	☐	N/A
E317941		–		–

Site Address / Contact Details	
VICTORIA AVENUE SWANAGE DORSET ENGLAND BH19 1AR	

Drawing Title:		PROPOSED SITE PLAN	
Purpose of issue:		CONSTRUCTION	Dwg Rev:
Drawing Number:		201	1A
Surveyed By:		INS	Original Sheet Size:
Drawn:		HS	A3
Date:		28/05/26	Pack Issue:
Checked:		LCU	28/05/26
Date:		28/05/26	2B



1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 402608 | N: 079006

2A	CONSTRUCTION ISSUE – EQUIPMENT AMENDS	KA	JS	15/05/26
1A	CONSTRUCTION ISSUE	KA	JS	13/11/25
REV	MODIFICATION	BY	CH	DATE

 **BEACONCOMMS**
TELECOMMUNICATIONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

 **cornerstone**

Cell Name				Opt.
VICTORIA AVENUE CARPARK				–
Cell ID No				
CSID	✓	VF	–	TEF
12285725		4154_28		–
Project No.	–	TM Cell ID	–	N/A
E317941		–		–
Site Address / Contact Details				
VICTORIA AVENUE SWANAGE DORSET ENGLAND BH19 1AR				

Drawing Title:

EXISTING SITE ELEVATION

Purpose of issue:

CONSTRUCTION

Dwg Rev:

Drawing Number:

300

1A

Surveyed By:

INS

Original Sheet Size:

A3

Pack Issue:

Drawn:

HS

Date:

28/05/26

Checked:

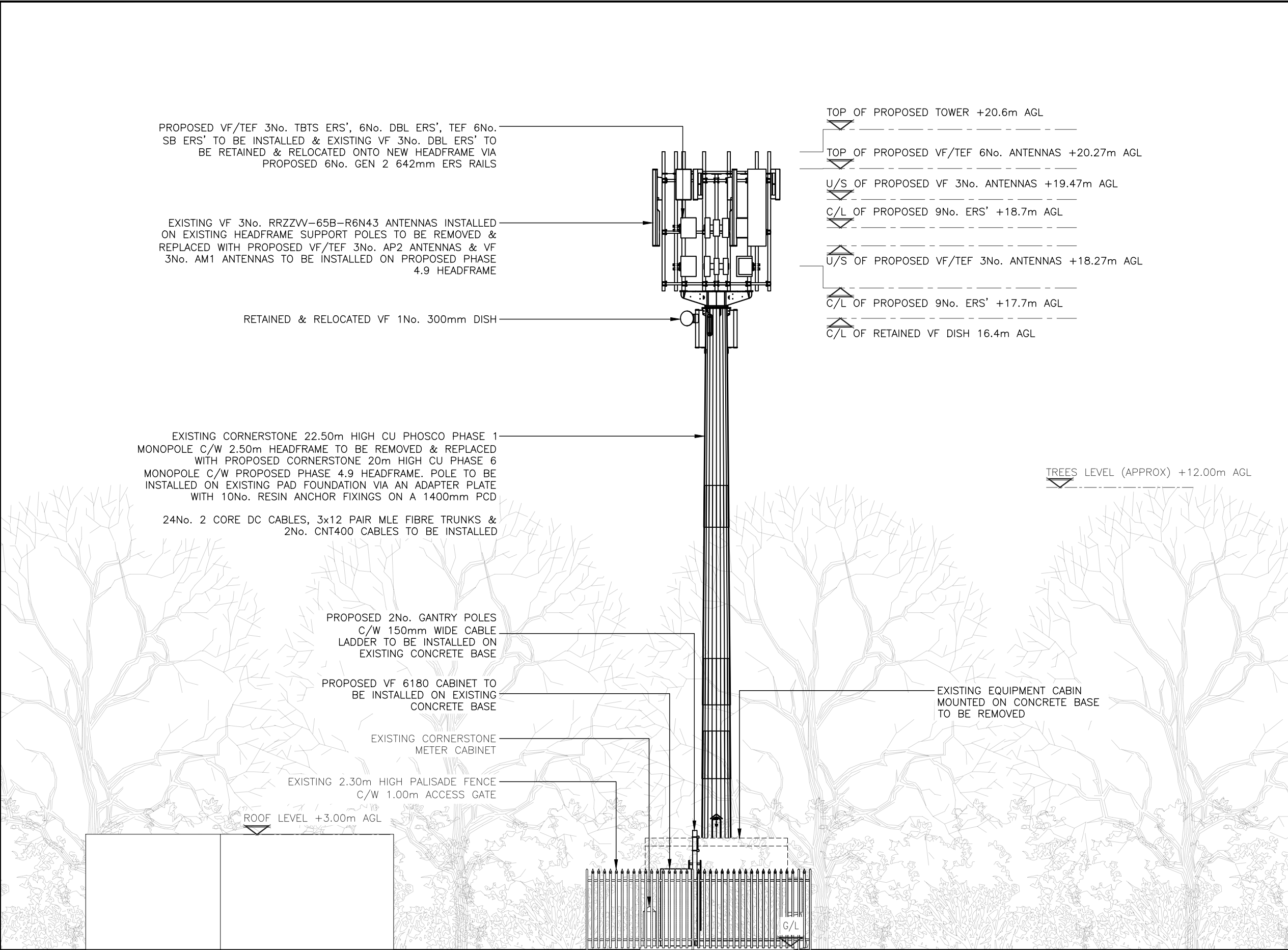
LCU

Date:

28/05/26

2B

SDNT0005 Version 3.3



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 402608 N: 079006

NOTES:

2A	CONSTRUCTION ISSUE – EQUIPMENT AMENDS	KA	JS	15/05/26
1A	CONSTRUCTION ISSUE	KA	JS	13/11/25
REV	MODIFICATION	BY	CH	DATE



BEACONCOMMS
TELECOMMUNICATIONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610



cornerstone

Cell Name	Opt.
VICTORIA AVENUE CARPARK	–

Cell ID No				
CSID	✓	VF	–	TEF
12285725	4154_28	–	–	–
Project No.	–	TM Cell ID	–	N/A
E317941	–	–	–	–

Site Address / Contact Details
VICTORIA AVENUE SWANAGE DORSET ENGLAND BH19 1AR

Drawing Title: PROPOSED SITE ELEVATION			
Purpose of issue: CONSTRUCTION			Dwg Rev:
Drawing Number: 301			2A
Surveyed By: INS	Original Sheet Size: A3		Pack Issue:
Drawn: HS	Date: 28/05/26	Checked: LCU	Date: 28/05/26
			2B

