

The background of the slide features a series of blue, wavy lines that create a sense of movement and depth. The lines are most prominent in the upper half of the image, where they are thicker and more closely spaced, and become thinner and more widely spaced as they curve downwards and outwards towards the right side of the frame. The overall effect is a dynamic, flowing pattern that frames the text below.

BADT 2022 AGM:

Trust's Plans for the Future, Including Review of Potential Buildings

Timeline

November 2021: Trustee Workshop on Future Direction (further discussion at February 2022 Board meeting)

March 2022: following meeting with Town Council (BTC), they provided a list of possible building opportunities for BADT or BADT/BTC partnership

March 2022 BADT Board onwards: short listing of building opportunities; thereafter monthly review of those opportunities

October 2022: current status of buildings, as discussed at the September Board, shared with Members at AGM

Summary Approach

In the November 2021 workshop, the summary approach was:

- BADT **finds and transforms historic buildings**, using its knowledge and experience of project management and facilitation
- When the buildings are **operationally and financially self-sustaining** the Trust either retains ownership or else **hands them over** to an appropriate organisation to run
- The workshop discussion retained the Trust's **primary focus on buildings**

In a subsequent Board meeting (Feb '22) the approach was developed further:

- BADT's **advantages** are better access to **funding** and the provision of **focused management capacity**
- These allow us to restore buildings and set them up with a new relevance for the community in a manner that is also financially sustainable (with **commercial rental income paying for community use**)
- BADT's partnership with the Council should ideally involve **BTC** helping to **identify** suitable properties, with **BADT transforming** them and then the **Council** taking over the **running** of them

We also concluded that, whilst identifying community needs and obtaining funding are critical, they both follow the choice of building(s).

Partners

- BADT is happy to collaborate with other Trusts/charities or organisations on projects with specific aims
- **Council Partnership:** Town Council is seen as a key partner and one with whom we have established credibility and good relations. One initial action was to meet with the Town Clerk and then with the Surveyor to:
 - Expand the list of **candidate buildings** and refine/**prioritise** them, using the Town Clerk's list of heritage assets and their ownership, and the Surveyor's knowledge of their condition
 - Discuss in particular those buildings **owned** by the Town or Dorset **Council**
 - Identify **other Trusts/charities and organisations** that might be interested in these buildings, who the BADT might be competing with and/or partner with
 - Discuss a potential **broader partnership with the Council** as an enabler of plans for the Bridport area in relation to buildings, the climate agenda, employment/start-ups and coordination of various charitable activities in these areas. This should be in the context of a discussion about how the Council sees the Trust's potential future role

In March 2022 BTC provided BADT with a list of potential opportunities which BADT could then evaluate.

Note that the BTC Opportunities Paper also references: [BTC Five-Year Plan 2019-24; Neighbourhood Plan; climate emergency work](#)

- **Other Partnerships** need to be identified around buildings, climate, employment and volunteer coordination

Assessment Criteria

At the meeting we had a very brief discussion around the assessment criteria and need to return to it. The ones suggested in the meeting pack (sourced from previous Trust statements) were amended slightly and are as follows. Projects should be:

- Regenerative
- Meeting local need, providing long term benefit to the Bridport area in one or more of the following ways: economic, educational or community
- Financially sustainable
- Carbon neutral

Additional Comments

As mentioned earlier the focus is mainly on buildings and this should feature in the assessment criteria.

Another issue that has been discussed is the affordability of the building. We would want it to have a low commercial value in its current state so that BADT can acquire it cheaply and add value through funding and delivering transformation.

We should also consider timescales. Some buildings might be available imminently and others may be longer term projects.

BADT Building Opportunities: Current Status (September 2022 Board Meeting)

(1) Unlikely to be of Interest

Building	Current Position
Ice House	<ul style="list-style-type: none">• Too small.
Old Dairy	<ul style="list-style-type: none">• Possibly a 'done deal' for this small wasteland.
St. John's Ambulance	<ul style="list-style-type: none">• On the market for £100k.
South Mill	<ul style="list-style-type: none">• Dependent on developer's plans for area and building, and Dorset Council; also of interest to Museum.

Ice House



St John Ambulance building in Rax Lane



BADT Building Opportunities: Current Status (September 2022 Board Meeting)

(2) Current or Recent Active Review of Opportunity

Building	Current Position
Sunny Days (ex-Lily Pub)	<ul style="list-style-type: none">• Understood to be for sale by Palmers• May still be a community/charitable aspect which would give BADT a role.
Ex-Barclays Building	<ul style="list-style-type: none">• Discussed at September Board as part of Bank of Dreams and Nightmares project. BADT supportive of the project but considers the building high risk.
Youth and Community Centre	<ul style="list-style-type: none">• Have produced a Ten Point Plan for change to the building. BADT exploring with the Centre what opportunities there are to help on an advisory basis.

Ex-Lily Pub



Ex-Barclays Building



BADT Building Opportunities: Current Status (September 2022 Board Meeting)

(3) Longer Term Potential Opportunities

Building	Current Position
Bus Station	<ul style="list-style-type: none">• Plans under development and/or seeking approval in these geographically linked areas.• Once these are clearer we can judge whether BADT has a role.• Four bus station plans are at architect draft stage for submission to Dorset Council.
Plottingham Fields	
St. Michaels	
British Legion	<ul style="list-style-type: none">• New Legion Committee looking at reinstating Legion use.
Foundry Lea	<ul style="list-style-type: none">• Mainly residential development by Bovis and Vistry. ‘Employment’ land owned by Colfox estate and keeping a watching brief.
Affordable Housing	<ul style="list-style-type: none">• Lots of other organisations involved.
Other Buildings not on BTC list: empty shops	<ul style="list-style-type: none">• There is a possibility that empty shops might be able to be made available for community use under recent government changes.