

PROPERTY SUB-COMMITTEE

Monday, 22nd September, 2014

2.00 pm

Darent Room, Sessions House, County Hall, Maidstone





AGENDA

PROPERTY SUB-COMMITTEE

Monday, 22 September 2014, at 2.00 pm
Darent Room, Sessions House, County
Hall, Maidstone

Ask for: **Ann Hunter**
Telephone: **01622 694703**

Tea/Coffee will be available 15 minutes before the start of the meeting

Membership (7)

Conservative (4): Mr A J King, MBE (Chairman), Miss S J Carey,
Mr L B Ridings, MBE and Mrs P A V Stockell

UKIP (1) Mr R A Latchford, OBE

Labour (1) Mr G Cowan

Liberal Democrat (1): Mrs T Dean, MBE

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

Webcasting Notice

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site or by any member of the public or press present. The Chairman will confirm if all or part of the meeting is to be filmed by the Council.

By entering the meeting room you are consenting to being filmed. If you do not wish to have your image captured please let the Clerk know immediately.

A - Committee Business

A1 Apologies and Substitutes

To receive apologies and notification of any substitutes.

A2 Declarations of Interest by Members in Items on the Agenda

In accordance with the Members' Code of Conduct, Members are requested to declare any interests at the start of the meeting. Members are reminded to

specify the agenda item number to which it refers and the nature of the interest being declared.

A3 Minutes of the meeting held on 23 June 2014 (Pages 5 - 8)

To consider and approve the minutes as a correct record.

B - Key or significant Cabinet Member Decision(s) for recommendation or endorsement

B1 Total Facilities Management - Future Oversight of Contracts (Pages 9- 38)

To receive presentations from the two successful bidders, note the signing of the Mid Kent and West Kent contracts, and the ongoing discussions with the new preferred bidder for East Kent. To consider and endorse the suggested timescales for future biannual briefing papers and presentations and note the existing contract governance in place to monitor the performance of the Total Facilities Management Contracts.

B2 Approval to enter a new ground lease for Deal Youth Hub (35 years) (Pages 39 - 50)

To consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to enter into a new lease for the Deal Youth Hub and for the Director of Property and Infrastructure Support to finalise terms and complete the transaction.

B3 Disposal of Residential Development Land adjoining Great Clayne Lane Farm, Gravesend. (Pages 51 - 58)

To consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell the land and to delegate authority to the Director of Property and Infrastructure Support to adjust the final terms of the proposed sale, if necessary, to conclude the transaction

Motion to exclude the press and public

That under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

C - Key or significant Cabinet Member Decision(s) for recommendation or endorsement

C1 Disposal of Residential Development Land adjoining Great Clayne Lane Farm, Gravesend (Exempt) (Pages 59 - 67)

To receive exempt information relating to Item C2.

Peter Sass
Head of Democratic Services
(01622) 694002

Friday, 12 September 2014

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Darent Room, Sessions House, County Hall, Maidstone on Monday, 23 June 2014.

PRESENT: Mr A J King, MBE (Chairman), Miss S J Carey, Mrs T Dean, MBE, Mr R A Latchford, OBE, Mr L B Ridings, MBE, Mr D Smyth and Mrs P A V Stockell

ALSO PRESENT: Mr G Cooke

IN ATTENDANCE: Mr K Hollidge (Surveyor), Mr R Jones (Surveyor), Mr R Lemerle (Disposals Surveyor), Ms R Spore (Director Property & Infrastructure Support) and Mrs A Hunter (Principal Democratic Services Officer)

UNRESTRICTED ITEMS

14. Apologies and Substitutes
(Item A1)

There were no apologies or substitutes.

15. Declarations of Interest
(Item A2)

Mr Ridings made a declaration in Item B4 – Disposal of Land at Langton Lane, Canterbury as his grandson attended the Simon Langton School for Boys.

16. Minutes of the meeting held on 13 November 2013
(Item A3)

RESOLVED that the minutes of the meeting held on 13 November 2013 are a correct record and that they be signed by the Chairman.

17. Exclusion of the Public
(Item)

RESOLVED that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

18. Disposal of Gatland House, Gatland Lane, Maidstone
(Item B1)

- (1) Roderick Le Merle (Surveyor) introduced the report which asked the Property Sub-Committee to consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell Gatland House on the terms outlined and to delegate authority to the Director of Property and Infrastructure

Support to adjust the final terms of the proposed sale, if necessary, to conclude the transaction.

- (2) Questions were raised about the future demand for school places, other options for disposal of the site and the ownership of the sports field and pavilion. Mr Le Merle undertook to confirm the ownership of the sports field and pavilion.
- (3) RESOLVED that the Cabinet Member's proposed decision to sell the property on the terms outlined be endorsed and that authority be delegated to the Director of Property and Infrastructure Support to adjust the final terms of the proposed sale, if necessary, to conclude the transaction.

(Voting: For 6; Against 1; Abstentions 0)

19. Disposal of 15a Shipbourne Road, Tonbridge
(Item B2)

- (1) Richard Jones (Disposals Manager) introduced the report which asked the Property Sub-Committee to consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell 15A Shipbourne Road on the terms outlined and to delegate authority to the Director of Property and Infrastructure Support to adjust the final terms of the proposed sale, if necessary, to conclude the transaction.
- (2) RESOLVED:
 - (a) That the Cabinet Member's proposed decision to sell the property on the terms outlined be endorsed and that authority be delegated to the Director of Property and Infrastructure Support to adjust the final terms of the proposed sale, if necessary, to conclude the transaction.
 - (b) That a further report be received by the Property Sub-Committee with detailed information about the completed sale and use of the land.

20. Funding approval for the construction of Sevenoaks Grammar School Annexe
(Item B3)

- (1) Rebecca Spore (Director of Property and Infrastructure Support) introduced the report which asked the Property Sub-Committee to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on his proposed decision to begin construction of the Sevenoaks Grammar School Annexe and Trinity Free School.
- (2) Questions were raised about risk, the funding arrangements for both schools and the costs of proceeding with one building project without the other.
- (3) It was proposed by Mr Smyth, and seconded by Mrs Dean, that the Property Sub-Committee re-considers the matter before a decision is made to proceed with the Grammar School Annexe without explicit authority where required by the Secretary of State. Upon being put to the vote the motion fell.

(Voting: For 2; Against 5; Abstentions 0)

(4) RESOLVED

- (a) That the proposed decision to begin construction of the Sevenoaks Grammar School Annexe and the Trinity Free School be endorsed;
- (b) That the Chairman, Vice-Chairman and Group Spokesmen be consulted by email at the point of the decision being made.

(Voting: For 5; Against 2; Abstentions 0)

21. Disposal of land at Langton Lane, Canterbury

(Item B4)

- (1) Keith Hollidge (Surveyor) introduced the report which considered the proposed disposal of land at Langton Lane, Canterbury. In response to questions it was confirmed that the developer would bear the costs of any planning application.
- (2) RESOLVED that the Cabinet Member's proposed decision to sell the land on the terms outlined be endorsed and that authority be delegated to the Director of Property and Infrastructure Support to adjust the final terms of the proposed sale, if necessary, to conclude the transaction.

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From: Gary Cooke, Cabinet Member for Corporate and Democratic Services

To: The Policy and Resources Property Sub Committee

Decision No:

Subject: **Total Facilities Management – Future Oversight of Contracts**

Classification: **Unrestricted**

Past Pathway of Paper: Policy and Resources Committee 27th September 2012

Future Pathway of Paper:

Electoral Division: All

Summary: This report seeks to update the Policy and Resources Property Sub-Committee on the implementation of a Total Facilities Management (TFM) Solution following the signing of the Mid Kent Contract with Amey, and the West Kent Contract with Skanska. This report also seeks to advise the committee on the withdrawal of Interserve, the preferred bidder for East Kent, and the appointment of Kier as the new preferred bidder.

This report also suggests the level of oversight to be put into place to support the existing contract governance, to ensure the TFM contractors provide the desired outcomes for KCC. This approach is in line with the commissioning cycle principles as set out in the County Council Paper on the 15th May 2014 titled Facing the Challenge: Towards a Strategic Commissioning Authority, with a view to providing wider scrutiny of the contracts performance.

Recommendation(s): The Property Sub-Committee is asked to:

- (1) Note the signing of the Mid Kent and West Kent contracts, and the ongoing discussions with the new preferred bidder for East Kent.
- (2) Consider and endorse the suggested timescales for future biannual briefing papers and presentations
- (3) Note the existing contract governance in place to monitor the performance of the Total Facilities Management Contracts.

1. Introduction

- 1.1 On the 27 September 2012, the Policy and Resources Cabinet Committee considered a review which had been undertaken to consider how Facilities Management Services are delivered across the County. The report set out a range of options which had been considered to deliver services to KCC's Corporate Landlord buildings and it was proposed that KCC implement a Total Facilities Management solution across the council's estate. Following discussion, the Cabinet Member responsible for this portfolio took a decision

on the 11 January 2013 (Decision No. 12/01838) to proceed with the implementation of a Total Facilities Management solution. A competitive procurement process has been undertaken and contracts have now been signed as follow –

Mid Kent

Contractor - Amey

Contract Signature - 29th August 2014

Contract Start Date – 31st October 2014

West Kent

Contractor – Skanska

Contract Signature – 1st September 2014

Contract Start Date – 31st October 2014

This report is intended to update members on the procurement of these contracts, and to consider the role that the Policy and Resources Property Sub-Committee may wish to have in the long term monitoring of contract outcomes.

2. Financial Implications

- 2.1 A proportion of the property services savings identified in the MTP was dependent on the consolidation of Facilities Management Support across the building stock. This is the equivalent of £1 million revenue savings.

3. Bold Steps for Kent and Policy Framework

- 3.1 The implementation of a Total Facilities Management solution directly relates to the delivery of the benefits from implementing a corporate landlord model as part of the change to keep succeeding plans, ensuring that our buildings are able to support front line service delivery and the delivery of the financial position as set out in the medium term financial plan.

4. The Report

- 4.1 As outlined in section 1.1, an independent service review was commissioned to consider the way that Facilities Management Services are currently delivered and future delivery options. As part of this, a report which outlined the options was considered by the Policy and Resources Cabinet Committee on the 27 September 2012. This included consideration of:

- Do nothing and continue with fragmented service delivery
- In house service delivery
- Blended service delivery
- Managed Services Contracts
- Total Facilities Management solution

4.2 The scope of the service includes building support services to all council properties currently within the property corporate landlord portfolio. Building support services include the full range of soft and hard services. Following discussion at the Policy and Resources Cabinet Committee, a formal decision was taken and a competitive dialogue procurement process has been undertaken to select three total facilities management providers (mid, east and west). The Cabinet Member for Corporate and Democratic Services oversaw with the Director of Property and Infrastructure Support the procurement process and the final evaluation of the tenders received to provide assurance to the executive. The Mid Kent and West Kent contracts have been awarded and signed, and will commence on the 31 October 2014.

With respect to the East Kent contract, the preferred bidder Interserve, withdrew from the procurement at short notice. KCC has now appointed Kier as the new preferred bidder. The East Kent contract is expected to be signed during October, with a potential contract start date during December, though this is dependent on satisfactory responses from the contractor.

4.3 The principles behind the contracts are:

- They are based on the delivery of outcomes. The authority's requirements are set out in the Output Specification. Bidders have then provided solutions which they intend to implement to deliver the outcomes required by the council. Bidders take the risk on how they deliver the required outcomes.
- Performance in the delivery of outcomes is measured against a set of key performance indicators. This is supported by a performance regime where deduction penalties are made for poor performance. The final KPI's for Amey and Skanska against which performance is monitored are included in exempt Appendices 1 and 2 to this report. Please note, some of these KPI's may differ with each other due to the solutions provided for their areas, and also in some cases the contractors provided more demanding KPIs.
- The contracts are for 5 years with an option to extend for 2 years and are designed to foster a partnering relationship.

4.4 As with all substantial contracts (approximately £10 million spend per annum across the three contracts) there is a need to ensure that there is a robust client function and contract management process in place to manage performance. On a day to day basis, Property has put in place a number of contract managers who will monitor activity. This will be supported by monthly performance review meetings with the Director of Property and Infrastructure Support and a quarterly review with the Cabinet Member for Corporate and Democratic Services.

4.5 In order to ensure that members have oversight as to the ongoing performance of this contract, it has been agreed that a biannual performance review is undertaken by the Property Sub-Committee on behalf of the Policy and Resources Cabinet Committee. This approach is in line with the commissioning cycle principles set out in the County Council Paper on the 15 May 2014 titled Facing the Challenge: Towards a Strategic Commissioning Authority, with a view to providing wider scrutiny of the contracts performance.

- 4.6 It is suggested that the first biannual performance review is undertaken on the 1 May 2015, or the nearest Property Sub-Committee date, following the submission of a further briefing paper by the Director of Property and Infrastructure Support. It is also suggested that all three TFM contractors attend the committee to provide a further presentation and answer member's questions. Further briefing papers and reviews are then to be planned for every November and May.
- 4.7 It is also suggested that the first briefing paper and presentations will concentrate on the challenges of the first 6 months of the contracts, identifying areas where Key Performance Indicators (KPIs) have not been met, and the actions plans in place to address these shortfalls. The report will also highlight any financial penalties applied to the contractors, and progress of savings and potential opportunities for improved income. The committee will be asked to note the contents of these briefing papers and confirm they are content with the level of performance monitoring in place or suggest changes.
- 4.8 The above biannual reviews will form part of the following contract governance in place, managed by the contract management team within Property and Infrastructure Support –
- Daily monitoring of contractors' performance through discussions with contractors and stakeholders
 - Daily monitoring of Helpdesk performance through scrutiny of the contractors CAFM system (computer aided facilities management)
 - Site visits and discussions with stakeholders
 - Regular planned Stake holder meetings
 - Weekly, monthly and ad hoc contractors meetings
 - Monthly contract review meetings
 - Review of contractors' monthly reports against KPIs
 - Review of contractors' annual plans against KPIs
 - Review of monthly invoices.
 - Budget management

5. Conclusions

- 5.1 These are substantial contracts to provide facilities management services to the Council's property portfolio. Whilst the above robust contract management processes have been put in place within Property and Infrastructure Support, additional reporting and oversight feeding through to Cabinet is suggested. It is also appropriate that the Policy and Resources Cabinet Committee and the Property Sub-Committee receive assurance as to the performance of these contracts against the key outcomes set within the contracts, and the above timescales and information to be provided would form part of planned reporting.
- 5.2 A briefing session for the Property Sub-Committee members is planned for the 22 September 2014, to provide an overview of the two successful bidders' approach, including high level presentations from Amey for Mid Kent and Skanska for West Kent.

6. Recommendation(s)

Recommendation(s):

The Policy and Resources Property Sub Committee is asked to:

- (1) Note the signing of the Mid Kent and West Kent contracts, and the ongoing discussions with the new preferred bidder for East Kent.
- (2) Consider and endorse the suggested timescales for future biannual briefing papers and presentations
- (3) Note the existing contract governance in place to monitor the performance of the Total Facilities Management Contracts.

7. Background Documents

7.1 Policy and Resources Cabinet Committee Report 27 September 2012

7.2 Record of Decision No: 12/01838

7.3 Key Performance Indicators for Mid and West Kent (Exempt Appendices 1 and 2 attached).

8. Contact details

- Rebecca Spore
- Director of Property and Infrastructure Support
- 01622 221151
- Rebecca.spore@kent.gov.uk

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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of the Local Government Act 1972.

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**From: Gary Cooke – Cabinet Member for Corporate and Democratic Services
Rebecca Spore – Director of Property and Infrastructure Support**

To: Property Sub Committee – 22 September 2014

Decision No: 14/00112

Subject: Approval to enter into a new ground lease for Deal Youth Hub (35 years)

Classification Unrestricted

Past Pathway of Paper: n/a

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Dover

Summary: This report seeks approval to enter a new 35 year lease with Dover District Council. The approval is required to support and implement Decision 13/00096 (The decision is attached at Appendix 1 and the supporting report is at Appendix 2)

Recommendation: The Property Sub-Committee is asked to consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to enter into a new lease for the Deal Youth Hub and for the Director of Property and Infrastructure Support to finalise terms and complete the transaction.

1. Introduction

1.1 Following the county wide review of Youth Service provision it has been agreed to relocate the current Youth Centre provision from the Linwood Centre in Deal to Victoria Park, which is located near the current site. This site is owned by Dover District Council and is already occupied by the Tides Leisure Centre and associated sports facilities.

The proposed Youth Hub is to be constructed on land in the ownership of Dover District Council (DDC).

2. Financial Implications

2.1 KCC has agreed to pay its own costs for the legal agreement estimated at £2,000.

KCC is not bound by the lease to construct the Youth Hub. However once the Hub is constructed, KCC will be liable for maintenance costs; as yet these are unknown.

3. Bold Steps for Kent and Policy Framework

- 3.1 The new Hub will provide a much improved framework for youth services with in this area.

4. Lease Terms

- 4.1 DDC has agreed to let the land to KCC at a peppercorn rent the terms are detailed below.

- Term: 35 years with option to renew for a further 35 years.
- Rent: Peppercorn
- Use: Tenant to use the land for the purposes of constructing and operating a Youth Centre in accordance with planning consent KCC/DO/0134/2014 or such other use as may be required including uses within A1-A5, B1 and D2. Any other use is to be permitted subject to obtaining the necessary planning consent and the Landlord's consent in writing.
- Repair: Tenant to keep the whole of the property, fixtures and fittings in good and substantial repair and condition and to keep the Demised area, external facades and both entrances clean tidy and clear of rubbish.
- Alterations: To the exterior and that extend the buildings foot print only with DDC's written consent.
- Alienation: not without written consent of DDC not to be unreasonably withheld providing always that the letting is sympathetic to neighbouring uses and not politically affiliated.
- Costs: each to bear their own costs in this matter.

- 4.2 Entering this lease agreement does not compel KCC to construct the Youth Hub. However KCC will inherit responsibility for the costs associated with the property.

- 4.3 KCC will be liable for the maintenance of the property during the lease term. At the end of the term they will only be required to deal with dilapidations issues arising from lack of maintenance, there will be no requirement to demolish.

- 4.4 The agreed User and Alienation Clauses permit a wide range of uses for the property allowing property costs to be mitigated should the property no longer be required as a Youth Hub.

5. Conclusions

The proposed new youth facility will provide a modern fit for purpose facility that meets the needs of the local community. A proposed Record of Decision is at Appendix 3.

6. Recommendation(s)

Recommendation(s): The Cabinet Committee is asked to consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to enter into a new lease for the Deal Youth Hub and for the Director of Property and Infrastructure Support to finalise terms and complete the transaction.

7. Contact details

Report Author

- Joe Reidy, Estates Surveyor
- 07725 759509
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Relevant Director:

- Rebecca Spore, Director of Property & Infrastructure Support
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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Mike Hill, Cabinet Member
Community Services

DECISION NO:

13/00096

For publication**Subject:**

Construction of a new youth hub for the Dover District to be located in Deal.

Decision:

As Cabinet Member for Community Services, I agree to proceed with the construction of a new youth hub for the Dover District to be located in Deal as an integral part of the new service delivery model for Youth Services in Kent.

Reason for decision:

Following the Cabinet Member decision 12/01866 which identified the location of youth hubs, this decision is required to proceed with the construction of the new youth hub for Dover District located in Deal.

Cabinet Committee recommendations and other consultation:

Communities Cabinet Committee met on 17 December 2013 and endorsed the Cabinet Member's decision to proceed with the construction of a new youth hub for Dover District to be located in Deal.

Any alternatives considered:


Feasibility studies were carried out for the development of the new Dover District youth hub in Deal and the project has been considered by the Strategic Property Asset Forum and the Project Advisory Group which gave 'approval to spend'.

Consultation with Dover District led to a joint commitment to develop a new building in Deal to act as the Dover District youth hub.

Any interest declared when the decision was taken and any dispensation granted by the Proper Officer:

None.

Signed



Date

31.12.13

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From: Amanda Honey, Corporate Director, Customer and Communities

To: Mike Hill, Cabinet Member, Community Services

Date: 30 December 2013

Decision No: 13/000096

Subject: **Integrated Youth Services – Youth Hub in Dover District**

Classification: **Unrestricted:**

Paper Pathway: Youth Service Transformation Board
Communities Cabinet Committee

Future Pathway of Paper: Not Applicable

Electoral Division:

Recommendation:

Following Communities Cabinet Committee on 17 December 2013, the Cabinet Member for Community Services is asked to take a decision to proceed with the construction of a new youth hub for the Dover District to be located in Deal.

1. Youth Hub in Dover District

- 1.1 Following the public consultation on the proposals to restructure the service delivery model of youth work provision across Kent, a Cabinet Member decision was taken on 12th January 2012 (decision no. 11/01698). This decision, supported by Cabinet, was to implement a new model of delivery which encompassed greater commissioning of services alongside a smaller directly delivered range of provision in each district/borough. A critical element of the directly delivered element is the provision of a Youth Hub for each district.
- 1.2 Further consultation was then undertaken with local County and District Council Members to identify the correct location for the Youth Hubs. The consultation with Dover District Council led to a joint commitment to develop a new building in Deal to act as the Dover District Youth Hub. This commitment was encompassed in a second Cabinet Member decision on 2nd May 2012 (decision no. 12/01866) which identified the location of Youth Hubs.
- 1.3 Feasibility studies have now been completed for the development of the new Dover Youth Hub in Deal and the project has been considered by the Strategic Property Asset Forum. The project was given 'approval to plan' by KCC's Property Advisory Group in 2012 and plans were drawn up for the site accordingly. The more detailed project plans were then considered by the Property Advisory Group for a second time in October 2013 and 'approval to spend' was given, based on total project costs of £998.4k. This approval has subsequently been ratified by the Leader.

- 1.4 In order to commence the work on the building of the new Dover Youth Hub the Cabinet Member for Community Services intends to make a Cabinet Member Decision to proceed with construction of the new facility, following the due process which has been described above. It is intended that this decision will be taken in December 2013 with an expected completion date for the project of January 2015.

2. Conclusions

- 2.1 The co-produced model for the transformed youth service is now fully operational and the overall performance of both commissioned and direct delivery services has been stronger in the first two Quarters of the current financial year than it was for the former Youth Service in the same period in 2012.13.
- 2.2 The key priorities for the Integrated Youth Service are to continue to strengthen the market for youth work providers, and to support improvements in youth work practice with respect to both session planning and the achievement of accredited outcomes.
- 2.3 In addition, the Service will continue to fully support the preparations for the full implementation, from April 2014, of the Kent Integrated Adolescent Support Service (KIASS). Youth work will be central to KIASS meeting its core objectives due to its direct support for young people, and the multi agency hubs in the Districts will enable services to be co-located and their staff to co-ordinate the delivery of interventions to young people and their families / carers.

3. Recommendation

- 3.1 Following Communities Cabinet Committee on 17 December 2013, the Cabinet Member for Community Services is asked to take a decision to proceed with the construction of a new youth hub for the Dover District to be located in Deal.

4. Background Documents

- 4.1 The documents supporting the preparation of this report were:
- Bold Steps for Kent 2012.14
 - “Every Day Matters”, the KCC Children and Young People’s Strategic Plan (April 2013).
 - Kent Youth Service: Service Transformation Report (14.03.11)

Contact details

Report Author

- Nigel Baker, Head of Integrated Youth Services
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- nigel.baker@kent.gov.uk

Relevant Director:

- Angela Slaven, Director for Service Improvement
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Item B2 - Appendix 2

District/Borough	Hub	School-based	Street-based
Ashford	Ashford North YC	Towers	Yes
Canterbury	Whitstable YC	Canterbury Academy Herne Bay Spires Academy	Yes
Dartford	The Bridge	Swan Valley	Yes
Dover	New Build, Deal	Sandwich Harbour Special	Yes
Gravesham	Northfleet YC	Thamesview	Yes
Maidstone	InfoZone	Skills Centre	Yes
Shepway	FIVE [formerly Café.IT)	Folkestone Academy Marsh Academy	Yes
Sevenoaks	Swanley YC	Knole Academy	Yes
Swale	New House YC	Isle of Sheppey Academy	Yes
Tonbridge & Malling	Tonbridge Youth Hub	Ridgeview Special Holmesdale	Yes
Thanet	Quarterdeck YC	Marlowe Hartsdown	Yes
Tunbridge Wells	TBC	Oakley Special Mascalls	Yes

KENT COUNTY COUNCIL – PROPOSED* RECORD OF DECISION

<p>DECISION TO BE* TAKEN BY:</p> <p>Gary Cooke, Cabinet Member for Corporate and Democratic Services</p>

<p>DECISION NO:</p> <p>14/00112</p>
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For publication

Non-Key decision*

Subject: Approval to enter a new ground lease for Deal Youth Hub (35 years)
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<p>Decision:</p> <p>As Cabinet Member for Corporate and Democratic Services I agree to entering into a new lease for the Deal Youth Hub and for the Director of Property and Infrastructure Report to finalise the terms and complete the transaction.</p>

<p>Reason(s) for decision:</p> <p>To enable the implementation of Decision 13/00096 taken on 31 December 2013</p>
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<p>Cabinet Committee recommendations and other consultation:</p> <p>To be entered after the meeting and considered by the Cabinet Member when taking the decision.</p>

<p>Any alternatives considered:</p> <p>The result of feasibility studies was reported and considered when the decision was made to proceed with the construction of a new youth hub for the Dover district to be located in Deal. (Decision Number 13/00096 taken on 31 December 2013)</p>

<p>Any interest declared when the decision was taken and any dispensation granted by the Proper Officer:</p>

.....
signed

.....
date

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From: Gary Cooke, Cabinet Member for Corporate and Democratic Services
Rebecca Spore, Director of Property & Infrastructure Support

To: Property Sub-Committee – 22 September 2014

Decision No:

Subject: Disposal of Residential Development Land adjoining Great Clayne Lane Farm, Gravesend

Classification: For Publication

Past Pathway of Paper: Published on Forward Plan

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Gravesham East

Summary: This report considers the proposed disposal of residential development land adjoining Great Clayne Lane Farm, Gravesend.

Recommendation : The Property Sub-Committee is asked to consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell the land and to delegate authority to the Director of Property & Infrastructure Support to adjust the final terms of this proposed sale, if necessary, to conclude the transaction.

1. Introduction

- 1.1 The land is shown in red on the Site Ownership Plan attached at Appendix 1 and amounts to approximately 3.415 acres (1.382 Ha) which was marketed as part of a larger site of 11.538 acres (4.67 Ha) which overall has the benefit of an Outline Planning Permission for up to 130 residential units in total.
- 1.2 The land to be disposed falls within the ambit of a Joint Venture Agreement (JV) between The KCC and Sunray Developments Limited (previously The Fort Knight Group) dated 25th July 1997 as amended by an Agreement dated 15 November 2013.
- 1.3 The JV covers some 35 acres of adjoining previously undeveloped land owned separately by KCC and Sunray Developments Limited covering Westcourt Marshes and Great Clayne Lane Marshes on the eastern urban fringe of Gravesend.
- 1.4 Under the terms of the JV the entire 35 acres is to be promoted for development, both residential and industrial, and individual sites parcelled up and sold after first obtaining Planning Permission.

- 1.5 Thus far a number of sites have been sold in this way.
- 1.6 In addition to land owned separately by both KCC and Sunray Developments the larger site being currently marketed also includes land owned by the Rochester Bridge Trust (RBT) which is covered under a Participation Agreement dated 27 March 2014.

2. Planning

- 2.1 As stated above, the land is part of a larger site which enjoys the benefit of an Outline Planning Permission for up to 130 residential units in total issued pursuant to a S.106 Agreement dated 27 March 2014.

The principal Planning Conditions of note are:

- the requirement for 30% Affordable Housing with a 50:50 split between rented and shared ownership
 - the requirement for reinstatement and continuing management in relation to the adjacent SSSI
 - the requirement for highway improvements to the Lion Roundabout
 - a requirement for the ground to be raised
- 2.2 The S.106 Agreement secures, inter alia, the Planning Conditions mentioned above and financial contributions totalling approximately £63,602.

3. Disposal

- 3.1 The larger site has been marketed by RPC Land & New Homes Limited and informal offers sought on an unconditional basis, received, short-listed, interviewed and a preferred purchaser selected by the 3 vendors with Exchange of Contracts proposed by early September 2014 with Completion 28 days thereafter.
- 3.2 An Overage Clause has been included to allow for any uplift in planning density achieved.

4. Bold Steps for Kent and Policy Framework

- 4.1 This decision relates to the 'Bold Steps for Kent' in securing a capital receipt to fund the Capital Programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits.

5. Consultations

- 5.1 A Briefing Note has been sent to the Division Councillors but no responses have been received.

6. Recommendation

- 6.1 The Property Sub-Committee is asked to consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell the land and to delegate authority to the Director of Property & Infrastructure Support to adjust the final terms of this proposed sale, if necessary, to conclude the transaction.

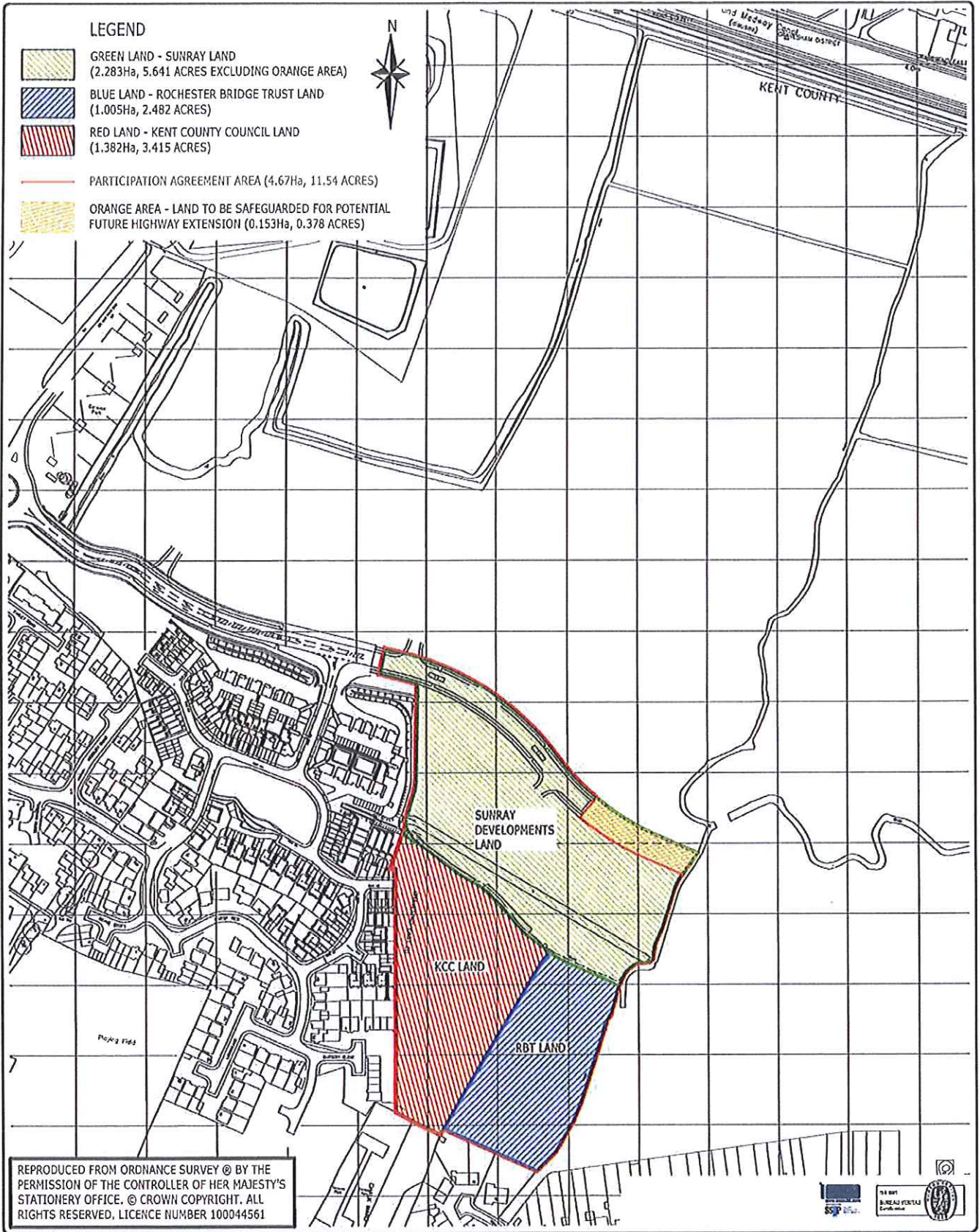
7. Background Documents

Site Plan attached.

8. Contact details

Rebecca Spore, Director of Property, Infrastructure and Support
01622 221151
rebecca.spore@kent.gov.uk

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PROJECT TITLE:	DALEFIELD WAY, N.E. GRAVESEND
DRAWING TITLE:	PLAN TO BE USED IN PARTICIPATION AGREEMENT BETWEEN RBT, SRD AND KCC
CLIENT:	SUNRAY DEVELOPMENTS Ltd. & KCC

SCALE:	1:2500 @ A3	DATE:	20.3.14	DESIGNED:	KGS
DRAWN:	KGS	CHECKED:	CBP	APPROVED:	CBP
DRAWING NO.	B141-014			REV	B

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION To Be TAKEN BY:

Gary Cooke – Cabinet Member for Corporate and Democratic Services

DECISION NO:

13/00095

For Publication

Key Decision

Expenditure or savings of > £1m

Subject:

Disposal of Residential Development Land adjoining Great Clayne Lane Farm, Gravesend.

Decision:

As Cabinet Member for Corporate and Democratic Services, I agree to the proposed disposal of the above residential development as per the attached exempt report and to delegate authority to the Director of Property & Infrastructure Support to finalise the terms of this proposed sale, if necessary, to conclude the transaction.

Reason(s) for Decision:

This Decision relates to 'Bold Steps for Kent' in securing a capital receipt to fund the Capital Programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits.

Cabinet Committee recommendations and other consultations:

The comments of the Property Sub-Committee will be added after the meeting on 22 September 2014
Local Members were consulted in line with the Property Management Protocol. No comments were received.

Any alternatives considered:

Contained within the Exempt Report

Any interest declared when the Decision was taken and any dispensation granted by the Proper Officer:

None

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Signed

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date

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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