

PROPERTY SUB-COMMITTEE

Tuesday, 17th December, 2019

2.00 pm

***or on the rising of the County Council,
whichever is later***

**Council Chamber, Sessions House, County Hall,
Maidstone**





AGENDA

PROPERTY SUB-COMMITTEE

Tuesday, 17 December 2019, at 2.00 pm Ask for: **Theresa Grayell**
or on the rising of the County Council,
whichever is later
Council Chamber, Sessions House, County Telephone: **03000 416172**
Hall, Maidstone

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

Membership (9)

Conservative (7): Mr B J Sweetland (Chairman), Mr N J D Chard (Vice-Chairman),
Mrs M E Crabtree, Mr D Murphy, Mr H Rayner and Vacancy

Liberal Democrat (1): Mr R H Bird

Labour (1) Mr D Farrell

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.

- 1 Membership - to note that Mr D Murphy has joined the sub-committee in place of Mr J McInroy
- 2 Apologies and Substitutes
To receive apologies for absence and notification of any substitutes present
- 3 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

- 4 Minutes of the meeting held on 17 July 2018 (Pages 1 - 2)
To consider and approve the minutes as a correct record

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.

Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information)

- 5 19/00059 - Strategic Acquisition, Tonbridge and Malling (Pages 3 - 118)

Benjamin Watts
General Counsel
03000 416814

Monday, 9 December 2019

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Darent Room - Sessions House on Tuesday, 17 July 2018.

PRESENT: Mr B J Sweetland (Chairman), Mr N J D Chard (Vice-Chairman), Mr R H Bird, Mrs M E Crabtree, Mr D Farrell, Mr R A Marsh (Substitute for Mr M D Payne), Mr H Rayner and Mrs P A V Stockell (Substitute for Mr J P McInroy)

ALSO PRESENT: Mr E E C Hotson

IN ATTENDANCE: Mrs R Spore (Director of Infrastructure), Ms K Ripley (Head of Property Strategy and Commissioning) and Mrs A Hunter (Principal Democratic Services Officer)

UNRESTRICTED ITEMS

130. Apologies and Substitutes

(Item 1)

Apologies for absence were received from Mr McInroy and Mr Payne. Mrs Stockell and Mr Marsh attended as substitutes for Mr McInroy and Mr Payne respectively.

131. Declarations of Interest by Members in Items on the Agenda

(Item 2)

There were no declarations of interest.

132. Minutes of the meeting held on 12 April 2018

(Item 3)

Resolved that the minutes of the meeting held on 12 April 2018 are correctly recorded and they be signed by the Chairman.

133. Motion to Exclude the Press and Public

Resolved 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.

EXEMPT ITEMS

(Open Access to minutes)

134. "Policy Return" Portfolio: The Consideration of Social Return Rents

(Item 4)

- (1) Mr Hotson (Cabinet Member for Corporate and Democratic Services) introduced the report which asked the Property Sub-Committee to comment on the Council's current position on social rent and the proposed next steps.

- (2) Rebecca Spore (Director of Infrastructure) provided further detailed information and answered Members' questions.
- (3) In response to questions from the Sub-Committee, Mr Hotson confirmed that officers were preparing a draft policy for the consideration of community rents and that the policy would set out the decision-making process and ensure there was a clear audit trail.
- (4) The Sub-Committee generally supported the report and the development of a clear policy framework in this area.
- (5) Resolved:
 - (a) That this Sub-Committee notes the Cabinet Member's undertaking to bring a policy and decision-making framework to the Policy and Resources Cabinet Committee for endorsement by the end of the year.
 - (b) To recommend that CPI rather than RPI be applied to the rent uplift instead of rent reviews for low value properties.

135. Disposal of land at Langton Lane, Canterbury
(Item 5)

- (1) Mr Hotson (Cabinet Member for Corporate and Democratic Services) introduced the report which asked the Property Sub-Committee to note the current position and agree to continuing negotiations for the possible disposal of potential development land in accordance with the accompanying exempt report and the previous decision taken on 23 June 2014.
- (2) Mrs Spore (Director of Infrastructure) and Victoria Seal (Interim Head of Property Commissioning and Strategy) provided further detail and answered Members' questions.
- (3) Resolved:
 - (a) To note the current position.
 - (b) To agree to the continuing negotiations for the possible disposal of potential development land in accordance with the accompanying exempt report and the previous decision taken on 23 June 2014.

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

Agenda Item 5

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