

PROPERTY SUB-COMMITTEE

Friday, 26th February, 2021

10.00 am

online





AGENDA

PROPERTY SUB-COMMITTEE

**Friday, 26 February 2021, at 10.00 am
online**

Ask for: **Theresa Grayell**
Telephone: **03000 416172**

Membership (8)

- Conservative (6): Mr B J Sweetland (Chairman), Mr N J D Chard (Vice-Chairman),
Mr M A C Balfour, Mrs M E Crabtree, Mr D Murphy and
Mr H Rayner
- 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)

- 1 Apologies and Substitutes
To receive apologies for absence and notification of any substitutes present
- 2 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
- 3 Minutes of the meeting held on 17 December 2019 (Pages 1 - 4)
To consider and approve the minutes as a correct record
- 4 21/00021 - Disposal of former remote playing field, Whitehill Road, Gravesend, DA12 5PS (Pages 5 - 22)
- 5 21/00022 - Disposal of the former Ladesfield Care Home site, Vulcan Close, Whitstable CT5 3LZ (Pages 23 - 34)

- 6 21/00032 - Disposal of land at Danley Road Sheppey - Part of Former Danley Middle School to Minister for Communities Housing and Local Government (MCHLG) for provision of new Special Education Needs and Disability (SEND) School. (Pages 35 - 44)

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)

EXEMPT ITEMS

(items 4, 5 and 6 above have some exempt content. If the sub-committee wishes to refer to this content during debate, that part of the meeting will be closed to the press and public)

Benjamin Watts
General Counsel
03000 416814

Thursday, 18 February 2021

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 17 December 2019.

PRESENT: Mr B J Sweetland (Chairman), Mr N J D Chard (Vice-Chairman), Mr M A C Balfour, Mrs M E Crabtree, Mr D S Daley (Substitute for Mr R H Bird), Mr B H Lewis (Substitute for Mr D Farrell) and Mr H Rayner

ALSO PRESENT: Mr P J Oakford and Mr D Farrell

IN ATTENDANCE: Ms Z Cooke (Corporate Director of Finance), Mrs R Spore (Director of Infrastructure), Mr B Watts (General Counsel), Mrs C Head (Head of Finance Operations), Mr T Porter-Williams (Head of Disposal and Investment Strategy) and Miss T A Grayell (Democratic Services Officer)

UNRESTRICTED ITEMS

136. Membership

(Item 1)

The Democratic Services Officer reported that: -

- Mr D Murphy had joined the sub-committee in place of Mr J McInroy; and
- Mr M A C Balfour had joined the sub-committee to fill the Conservative vacancy.

137. Apologies and Substitutes

(Item 2)

Apologies for absence had been received from Mr R H Bird, Mr D Farrell and Mr D Murphy.

Mr D S Daley was present as a substitute for Mr Bird and Mr B H Lewis as a substitute for Mr Farrell.

138. Declarations of Interest in items on the agenda

(Item 3)

There were no declarations of interest.

139. Minutes of the meeting held on 17 July 2018

(Item 4)

It was RESOLVED that the minutes of the meeting held on 17 July 2018 are correctly recorded and they be signed by the Chairman.

140. Motion to Exclude the Press and Public for Exempt Business

It was RESOLVED that, under Section 100A of the Local Government Act 1972, the 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 item (open access to minutes)

141. 19/00059 - Strategic Acquisition, Tonbridge and Malling

(Item 5)

1. The Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, Mr P J Oakford, gave a brief introduction to the proposed decision, set out the current proposal and explained how it had come about. He advised the committee that the proposal had been assessed fully against the County Council's Investment Strategy and had been reviewed by the Director of Finance.
2. Mr Porter-Williams added details of the properties concerned, including the square footage, current tenancy arrangements and current and likely future rental incomes of each. He advised the committee that the County Council had sought advice from a reputable valuation firm and had made conservative assumptions about the potential future risks around the long-term investment project. He assured the committee that the Property team would monitor closely the rental income and the progress of the current tenancy arrangements.
3. Mr Oakford and the officer team then responded to questions of detail from Members, including the purpose of the proposal as an investment to generate income growth in the longer term, potentially up to 40 years, that possible alternative future uses of the premises had not been included in the evaluation and financial assessment, what arrangement the County Council could and would make if current tenancies ended and further tenants could not be found, the projected net percentage return and calculated income which the County Council would gain from the investment, and the value of the investment as a way of building a good quality asset base for the future.
4. Ms Cooke emphasised the high level of assessment of each individual proposal to ensure that they met fully the requirements of the Capital Strategy and Investment Strategy. Mr B Watts, General Counsel, referred to the explanation given earlier by Ms Cooke that the financial assessment had looked solely at the proposed investment and advised Members that, if the County Council wished to use the premises differently in the future, any revised use would need to be the subject of a fresh key decision and associated due diligence.
5. While discussing the proposal, Members of the committee expressed general support for it and made the following comments:-
 - a) the need to be clear about what was being proposed and the purpose and likely outcome of it were emphasised, but Members were reassured by the explanations given to them by the officer team;
 - b) the quality of the premises and the buoyancy of the commercial rental market in the area concerned were highlighted;

- c) concern was expressed about the effect of the recent general election and the imminent departure from the EU on the future buoyancy of the commercial rental market; and
 - d) the importance of maintaining the properties well, and thus protecting the County Council's investment as attractive premises for future tenants, was emphasised.
6. It was RESOLVED that the decision proposed to be taken by the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to authorise the acquisition of two office assets as an investment and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, the Corporate Director for Finance (S151) and the Head of Paid Service, to finalise terms and enter into the necessary documentation to complete the property transactions, be endorsed.

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From: Peter Oakford, Deputy Leader and Cabinet Member for Finance,
Corporate and Trading Services and
Rebecca Spore, Director of Infrastructure

To: **Property Sub-Committee**

Subject: **Disposal of former remote playing field, Whitehill Road,
Gravesend DA12 5PS**

Key decision: **Expenditure or savings (capital receipt) of over £1m**

Classification: **Unrestricted**

Past Pathway of report: N/A

Future Pathway of report: N/A

Electoral Division: Gravesend East

Summary:

This report considers the proposed sale of the Council's former remote playing field, Whitehill Road, Gravesend, Kent DA12 5PJ.

Recommendation(s):

The Property Sub-Committee is asked to endorse or make comments on the proposed decision by The Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services to approve the disposal of the former remote playing field at Whitehill Road, Gravesend, Kent DA12 5PJ, and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and the Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale and to enter into the necessary documentation to conclude the transaction.

1. Introduction

1.1 This KCC property (the site) comprises a c.2.22-acre former remote playing field at Whitehill Road, Gravesend, which has been disused for educational or any other purpose for over 14 years. The site has been declared surplus to the Council's requirements and there are no other operational requirements by the Council. The site is relatively flat, regular in shape, secured by a gate and padlock with a routine maintenance regime in place. A site plan is attached in appendix A.

2.

- 2.1 Following assessment and strategic promotion in the Local Plan, the site received a housing allocation in Gravesend Borough Council's emerging draft Local Plan in autumn 2019.
- 2.2 As a result of the formal pre-application discussions, the recent draft Local Plan allocation of the site for residential and expert advice, it is considered a c.28-housing scheme could potentially be delivered, subject to planning and third-party land being secured to improve access, which is constrained.

3. Marketing

- 3.1 A suitable land agent was appointed by the Council to assist with preparing the site for marketing, in line with its s.123 *best consideration* obligations, with open marketing commencing in October 2020, inviting both unconditional and subject-to-planning offers. A copy of the marketing pack is set out in appendix B.
- 3.2 Further details of the offers received are provided in the exempt report.

4. Financial Implications

- 4.1 The sale of the property will result in a capital receipt for KCC which will be used to support the Council's Capital Programme. The exempt report sets out more detail on the financial obligations.

5. Legal implications

- 5.1 Legal documentation will be progressed to implement the proposed sale.

6. Equalities implications

- 6.1 There are no equalities implications.

7. Governance

- 7.1 The site has been declared surplus to KCC's requirements with a key decision being sought in line with the Council's governance processes.

8. Conclusions

- 8.1 This KCC site has been considered surplus to the Council's requirements for some time. Through local-plan promotion and consultation with adjoining owners, the site has been prepared and marketed in line with the Council's best-value obligations and will contribute to housing demand in the area, whilst generating a capital receipt to be reinvested in the Council's Capital Programme.

9. Recommendation(s):

The Property Sub-Committee is asked to endorse or make comments on the proposed decision by The Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services to approve the disposal of the former remote playing field at Whitehill Road, Gravesend, Kent DA12 5PJ, and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and the Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale and to enter into the necessary documentation to conclude the transaction.

10. Background Documents

- 10.1 Appendix A Site plan
- 10.2 Appendix B Marketing details

11. Contact details

Report Author:

Simon Dodd
Investment & Development Consultant
Tel: 03000 416976
Email: s.dodd@kent.gov.uk

Relevant Director:

Rebecca Spore
Director of Infrastructure
Tel: 03000 416717
Email: rebecca.spore@kent.gov.uk

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Peter Oakford, Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services

DECISION NO:

To be allocated by Democratic Services

For publication *[Do not include information which is exempt from publication under schedule 12a of the Local Government Act 1972]*

Key decision: YES

Subject Matter / Title of Decision

Disposal of former remote playing field, Whitehill Road, Gravesend DA12 5PJ

Decision:

As Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, I agree:

To approve the disposal of the former remote playing field at Whitehill Road, Gravesend, Kent DA12 5PJ and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and the Cabinet Member for Finance, Corporate and Traded services, to finalise the terms of the proposed sale and to enter into the necessary documentation to conclude the transaction.

Reason(s) for decision:

Proposed surplus property disposal in line with Council's s.123 best-consideration obligations.

Cabinet Committee recommendations and other consultation:

Consultation will take place with members of the Property Sub-Committee. Local Members will be consulted in line with the Property Management Protocol.

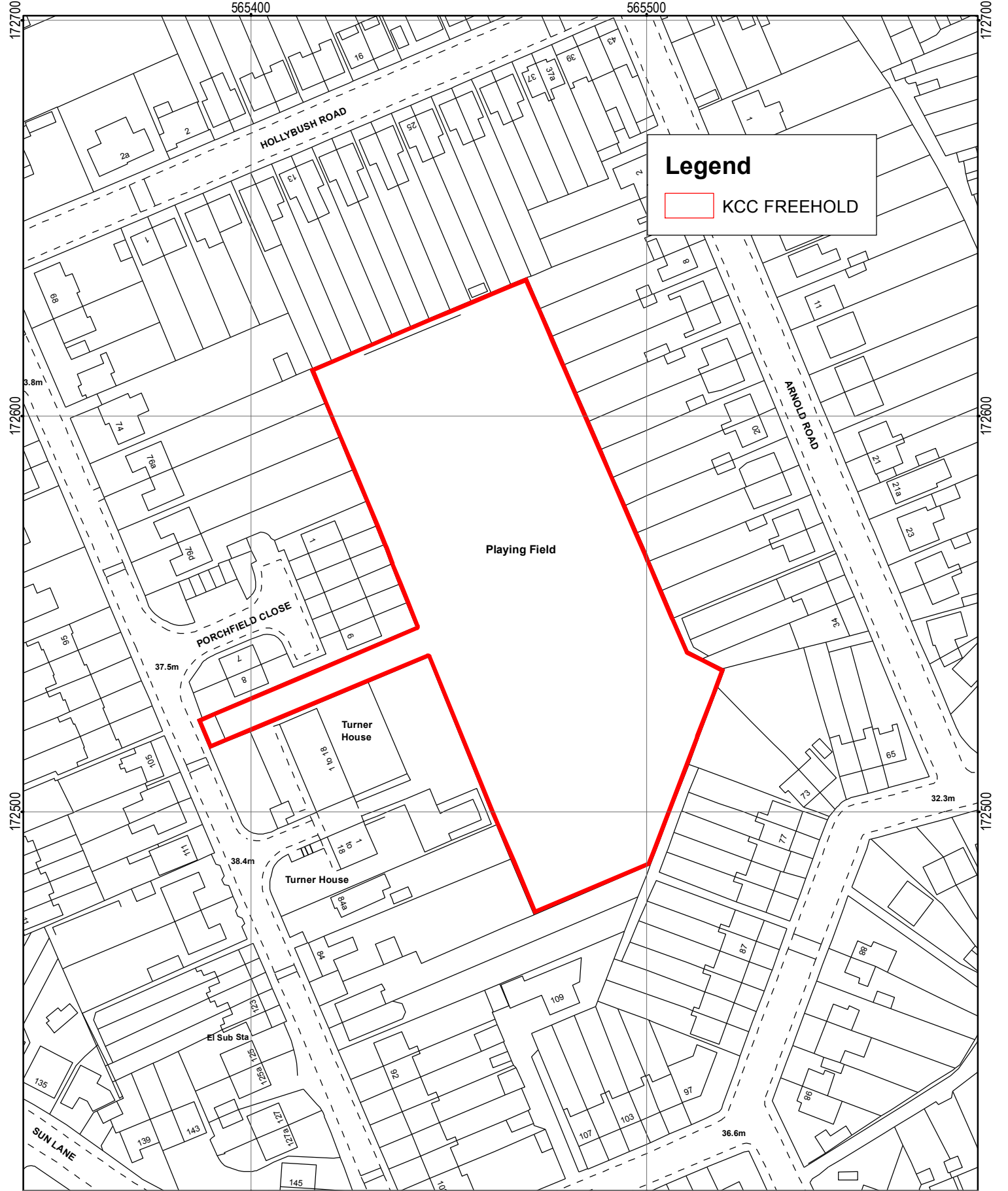
Any alternatives considered and rejected:

Following extensive marketing, the proposed sale represents best value for the property, with the benefit of planning consent to be obtained for residential development by the purchaser, at their risk/cost, under a suitable conditional contract.

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

.....
signed

.....
date



Legend

KCC FREEHOLD



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 Additional information copyright Kent County Council

FORMER WHITEHILL PRIMARY SCHOOL
 PLAYING FIELD
 WHITEHILL ROAD
 GRAVESEND
 KENT

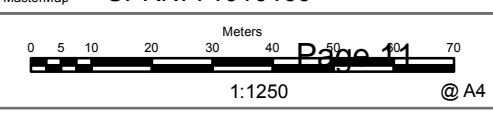
UPRN: 71010100



PROPERTY AND
 INFRASTRUCTURE SUPPORT
 County Hall, Maidstone
 Kent ME14 1XQ
 Tel:08458 247247

Drawn By
 MTD

Date
 DEC 2012



Drawing No.
 TQ6572/7Q

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Urban Site with Residential Development Potential

c. 0.9 ha (c. 2.22 acres) former playing field. Considered suitable for a small residential development or alternative uses all STPP.



Former Playing Field

Land to the rear of Turner House
Whitehill Road
Gravesend
Kent, DA12 5PJ

For Sale

Location

The site is located on Whitehill Road, a main arterial route from the A2 to Gravesend Town Centre.

Gravesend provides a good range of schools, shops, leisure facilities and other services. Further shops, restaurants and leisure facilities are available at the Bluewater Shopping Centre which is located approximately 6 miles to the east.

Gravesham Railway Station is c. 1.2 miles to the north and provides regular rail services to various London stations including a high speed service to St Pancras with a journey time of 25 minutes.

The A2 Trunk Road is c. 1.5 miles to the south which links to the M2 motorway to the east and the M25 motorway to the west.

Site Description

The site is c. 0.9 ha (c. 2.22 acres) in size and is generally regular in shape and level. It comprises a maintained former remote playing field that has been unused for many years and surrounded on all sides by residential development. The site is not open to the public. Vehicular and pedestrian access is shared by a long access track from Whitehill Road. The entire site is secured by a palisade fence to the boundary. There are a number of mature trees and shrubs around the boundary as well as a denser area of vegetation to the southern end of the site.

Planning History and Potential

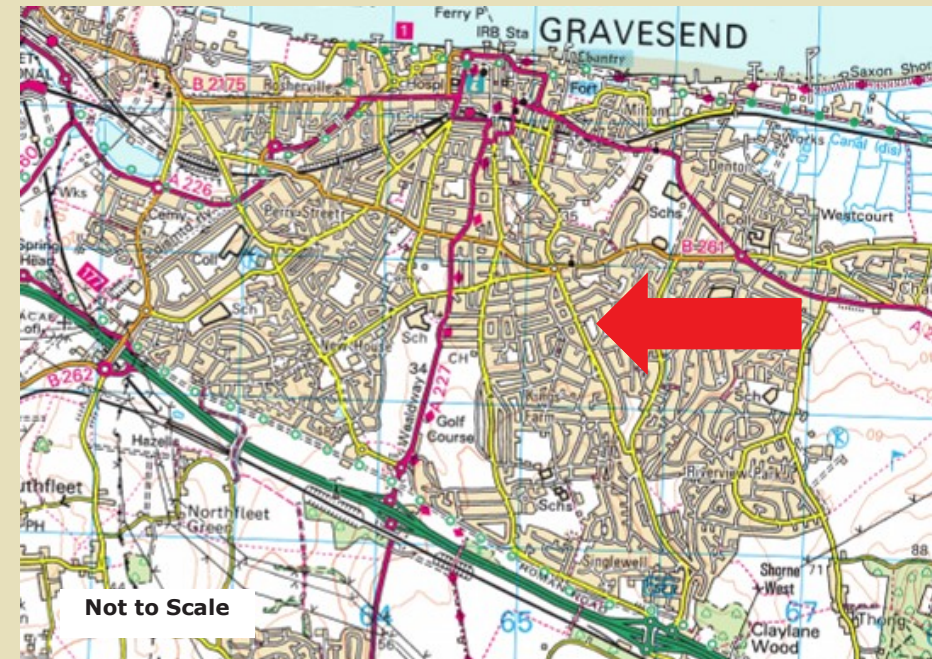
Although there has never been generally available public access to the site it is allocated as 'open space' within Gravesham Borough Council's current Local Plan.

Kent County Council has undertaken detailed analysis of the site's development potential and though the site's size and location suggests the potential for comprehensive development, it has been identified that the access is going to limit this. It is understood the current access is wide enough for intensification, but the proximity of Porchfield Close to the north and the access to Turner House to the south means it is not possible to construct a suitable junction to Whitehill Road that has capacity to enable a comprehensive development. As a compromise Kent Highways have indicated that a simple crossover 'driveway' style access with suitable pedestrian sightlines is acceptable, but they have indicated that the capacity of an access of this nature is only 14 no. units.

An indicative scheme of 14 no. units was prepared by DHA Planning and Pre-App advice was sought from Gravesham BC. A virtual meeting was held on 24th June 2020 and the written response is available. The Pre-App response is comprehensive and details every Policy that will need to be considered and address as part of any planning application.

It appears the main issue that will need to be resolved is the open space allocation. A review of the open space across Gravesend was undertaken in 2016. It concluded that the subject site was high quality 'amenity open space' and it enhanced the appearance of the residential area. It therefore recommended retaining the open space allocation in the Local Plan.

It is considered there is potential to make a robust case for the northern part of the site to come forward for residential development while the southern part is enhanced and offered as 'fully accessible open space' with access for the general public.



Affordable Housing

The Pre-App has indicated that at 14 no. units the quantum of development is below the affordable housing threshold, but the site is over 0.5 ha in size and therefore 30% of the units will need to be of an affordable tenure.

It is considered that it may be possible to make a case that the actual developable area is lower than 0.5 ha, and the scheme should therefore be exempt from the provision of affordable housing, but this has not yet been explored in a detail.

Third Party Land

It is understood that in order to provide the necessary pedestrian sight lines at the crossover a small triangle of third party land is required. Kent County Council is in advanced discussions with the owners of this land and intend to secure the ability to utilise this land prior to the exchange of the Conditional Contract. Further details will be provided to the preferred bidder when necessary.

Further Information

Further information is available to download from www.rpclandandnewhomes.co.uk and includes the Pre-App submission prepared by Kent County Council's Planning Advisory, DHA Planning, as well as the Pre-App response from Gravesham Borough Council.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service any proposed development.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The site is secured by palisade fencing. It is possible to get a restricted, but general impression from the public highway. However, if you would like a more detailed inspection of the site then prior arrangement will need to be made through the agent.

Offers

Offers are sought by way of Informal Tender on a Conditional (STPP) basis for the freehold.

Only offers in writing will be considered and all offers **MUST** include details of any site due diligence that will be required prior to an exchange of contracts.

Offers should include details of the proposed planning strategy and likely contractual/planning timescales as well as evidence to demonstrate that funds are available to complete the transaction.

The closing date for offers is **Friday 6th November 2020**.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued. To the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

Page 1
Graeme Dowd
RPC Land & New Homes
155 High Street
Rochester
Kent, ME1 1EL
www.rpclangandnewhomes.co.uk

Tel: 01634 835900
Mob: 07904 372142
Email: g.dowd@rpclang.co.uk

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of all relevant Consumer Protection Regulations but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

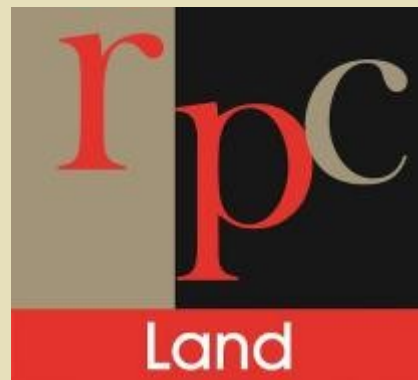
Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.



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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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From: Peter Oakford, Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services
Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee – 26th February 2021

Subject: Disposal of the former Ladesfield Care Home site, Vulcan Close, Whitstable CT5 3LZ

Key decision: Expenditure or savings of > £1m

Classification: Unrestricted

Electoral Division: Whitstable West

Local Member: Mark Dance

Summary: This report considers the proposed sale of the former Ladesfield Care Home site, Vulcan Close, Whitstable

Recommendation(s):

The Property Sub-Committee is asked to endorse or make recommendations to the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services on the proposed decision to dispose of the land and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale.

1. Introduction

- 1.1 The KCC property comprises land and a detached cottage within a site of approximately 1.6 acres, situated approximately one mile south-west of the town centre, in a predominantly residential area.
- 1.2 The three-storey former care home was built in 1972 and was closed in 2013. It was used for a short period to accommodate young asylum-seekers in 2015.
- 1.3 To the west of the site is the Joy Lane Primary School and, to enable its expansion, it was agreed that a new additional road could be constructed through the Ladesfield site, linking with Vulcan Close. In addition, some land along the western boundary was also included to provide additional car parking for the school. The new road and school expansion was completed by the end of 2017.
- 1.4 As a consequence, the site area of the Ladesfield site was reduced and split into two areas.
- 1.5 The area of land leased to the Whitstable Day Nursery in the north-west corner of the site will be retained by KCC.

- 1.6 An outline planning application for 14 residential units was granted in May 2019 with a Unilateral Undertaking for contributions towards Strategic Access Management Mitigation Plan (conservation of habitats) and Library facilities, totalling approximately £14,750. It excludes the need for affordable housing or equivalent off-site contribution.

2. Marketing

- 2.1 A marketing package was finalised for the proposed sale of the site, including the detached cottage (as outlined on the attached site plan showing the consented Outline Scheme), and marketing commenced in September. Further details of the offers are provided in the Exempt report.

3. Financial Implications

- 3.1 The sale of the property will result in a capital receipt for KCC which will be used to support the Council's Capital Programme.

4. Equalities implications

- 4.1 There are no equalities implications.

5. Legal implications

- 5.1 Legal documentation will be progressed to implement the proposed sale

6. Governance

- 6.1 The site has been declared surplus to KCC's requirements, with a key decision being sought in line with the Council's governance processes.

7. Recommendation

The Property Sub-Committee is asked to endorse or make recommendations to the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services on the proposed decision to dispose of the land and to delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the proposed sale.

8. Attachments

- 8.1 Appendix A Site Plan illustrating the Outline Scheme.

9. Contact details

Report Author: Rod Lemerle, Disposal Surveyor 03000 416385 Roderick.lemerle@kent.gov.uk	Relevant Director: Rebecca Spore Director of Infrastructure 03000 416716 Rebecca.Spore@kent.gov.uk
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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Peter Oakford, Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services.

DECISION NO:

To be allocated by Democratic Services

For publication *[Do not include information which is exempt from publication under schedule 12a of the Local Government Act 1972]*

Key decision: YES

Subject Matter / Title of Decision:

Disposal of the former Ladesfield Care Home site, Vulcan Close, Whitstable, CT5 3LZ

Decision:

As Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services I agree to:

Approve the disposal of the Ladesfield Care Home site, Vulcan Close, Whitstable, CT5 3LZ and delegate authority to the Director of Infrastructure, to enter into any necessary legal agreements to finalise the terms of the proposed sale.

Governance:

The Executive Scheme of Delegation for Officers set out in Appendix 2 Part 4 of the Constitution (and the directorate schemes of sub-delegation made thereunder) provides the governance pathway for the implementation of this decision by officers as it assumes, at 1.9 of the scheme, that once a Member-level decision has been taken, the implementation of that decision will normally be delegated to officers, so that multiple Member decisions are not required in respect of the same matter.

In this instance, the Director of Infrastructure will be the lead officer seeking to ensure that all such steps as are necessary to implement the decision are undertaken.

Reason(s) for decision:

The site has been declared surplus to Kent County Council's requirements. The disposal will secure a capital receipt to fund the Capital Programme and streamline the property portfolio to achieve financial and efficiency benefits in line with appropriate property policy

Cabinet Committee recommendations and other consultation:

Consultation will take place with members of the Property Sub-Committee. Local Members will be consulted in line with the Property Management Protocol.

Any alternatives considered and rejected:

Following extensive marketing, the proposed sale represents best value for the property with the benefit of outline planning consent for residential development

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

.....
signed

.....
date

Appendix A - Site Plan illustrating Outline Scheme



Illustrative Proposed Site Layout Plan
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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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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Agenda Item 6

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Peter Oakford, Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services

DECISION NO:

For publication

Key decision*

Non-key decision

Subject Matter / Title of Decision:

Disposal of land at Danley Road Sheppey - Part of Former Danley Middle School to Minister for Communities Housing and Local Government (MHCLG) for provision of new Special Education Needs and Disability (SEND) School.

Decision:

As Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services I;

- authorise Kent County Council to transfer the land at Danley Road, Sheppey to MHCLG; and
- delegate authority to the Director of Infrastructure to take necessary actions, included but not limited to entering into relevant contracts or other legal agreements, as required to implement this decision.

Reason(s) for decision:

Whilst the transfer of sites to the Minister for Communities Housing and Local Government (MHCLG) for Free Schools is a delegated and established practice, in view of the land values for this particular site a decision is sought from the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services.

The County Council will need to transfer the land to allow the Department for Education (DfE) to deliver a new special school.

Cabinet Committee recommendations and other consultation:

To be updated on Record of Decision in due course.

Any alternatives considered:

KCC to retain the freehold of the land and grant the DfE a 125-year lease of the site. As with other recent land transactions for school sites between KCC with MHCLG and DfE, the DfE will not accept anything other than the terms of their standard model lease when taking sites for schools. The DfE Model form of lease leaves KCC with ongoing risk and liabilities and thus is not acceptable to KCC.

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

n/a

.....
Signed

.....
date



ROAD

Page 43

Shelter

593200

593300

593400

593200

593300

593400

Rylands

Halfway Houses

Halfway Houses
Primary School

Pond

Danley Farm



473200

473100

473000

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PROPERTY AND
INFRASTRUCTURE SUPPORT
SESSIONS HOUSE
COUNTY HALL
MAIDSTONE

Drawing Title

LAND AT DANLEY ROAD
SHEERNESS
REFERENCE PLAN

Drawn By	Date
MY	SEPT 2020

Meters
0 5 10 20 30 40
1:1519 @ A4

Drawing No.
TQ9373/4AY

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