

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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