

# KENT COUNTY COUNCIL – RECORD OF DECISION

## DECISION TAKEN BY:

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

## DECISION NO:

**21/00121**

## For publication

### Key decision: YES

*Key decision criteria. The decision will:*

- a) *result in savings or expenditure which is significant having regard to the budget for the service or function (currently defined by the Council as in excess of £1,000,000);*

### Subject Matter / Title of Decision:

Disposal of 50 Gibson Drive, Kings Hill, Maidstone, ME19 4AF

### Decision:

As **Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services**, I agree to authorise the disposal of 50 Gibson Drive, Kings Hill, Maidstone, ME19 4AF and delegate authority to:

1. The **Director of Infrastructure** in consultation with the **Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services**, to finalise the contractual terms of the disposal.
2. The **Director of Infrastructure** to authorise the execution of necessary contractual and land agreements required to implement the above.

### Reason(s) for decision:

This asset was declared surplus to Kent County Council's requirements and was subsequently identified for disposal as there are no foreseeable long-term operational requirements for this building in this location.

Proposed property disposal in line with the Council's statutory and fiduciary duties and over £1million which requires a key decision.

The sale of the property will result in a capital receipt for Kent County Council, which will be used to support the Council's Capital Programme, as set out in the Council's Medium-Term Financial Plan. Savings will be realised with the reduction in revenue holding costs as this building is released from the Council's portfolio.

### Cabinet Committee recommendations and other consultation:

The proposed decision was discussed by the Policy and Resources Cabinet Committee, 19<sup>th</sup> January 2022 and the proceedings were as follows:

1. Mr Oakford advised the committee that the site was surplus to the County Council's requirements and had received many expressions of interest. Mr Fawley responded to comments and questions of detail from the committee, including concerns about the Council being able to realise best value for the site and avoid a buyer later re-selling the site at a profit. He assured the committee of officers' confidence in the chosen agent and that a contract of sale would include clauses to avoid this.

2. Mr Fawley advised that bids would be assessed not just on the basis of the sum bid but on the deliverability of the proposal, including a comparison of bids which were unconditional or conditional upon planning permission for change of use.
3. It was RESOLVED that the decision proposed to be taken by the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to agree to complete the disposal of the building and land at 50 Gibson Drive, Kings Hill, Maidstone, ME19 4AF and delegate authority to:
  - a) the Director of Infrastructure, in consultation with the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to finalise the contractual terms of the disposal; and
  - b) the Director of Infrastructure, to authorise the execution of necessary contractual and land agreements required to implement the above,

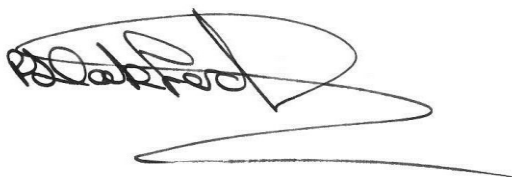
be endorsed.

**Any alternatives considered and rejected:**

Other options were considered and rejected to include utilising the asset for continued service provision (as a library), or refurbishment of the offices to a modern specification for leasing to a commercial tenant. Following appropriate appraisals, neither option proved financially viable.

Considering the financial and operational risk associated with retaining the property as an investment, the disposal of the property via an open market tender for both conditional and unconditional bids is considered the most appropriate action.

**Any interest declared when the decision was taken and any dispensation granted by the Proper Officer:** None



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Signed

8 February 2022

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Date