

KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TAKEN BY:

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

DECISION NO:

21/00122

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 former Wayfarers Care Home, St Barts Road, Sandwich, CT13 0AW

Decision:

As **Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services**, I agree to authorise the disposal of the former Wayfarers Care Home, St Barts Road, Sandwich, CT13 0AW 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:

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

This asset was declared surplus to Kent County Council's requirements and was subsequently identified for disposal. A comprehensive marketing exercise is on-going, and the bidding process will be concluded in January 2022. Following which, a preferred bidder will be identified with the transaction progressed to enable the disposal of the site.

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, 19th 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 about possible future use of the site, comparative options for disposal and the rationale supporting the open market method

chosen, to achieve best value, and the Council's policy about using income from such disposals as part of the capital programme.

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 Wayfarers Care Home, St Barts Road, Sandwich 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 have been considered and rejected, given 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 considered the best option.

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



8 February 2022

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Signed

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Date