

# KENT COUNTY COUNCIL – RECORD OF DECISION

## DECISION TAKEN BY:

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

## DECISION NO:

**24/00029**

## For publication

## Key decision: Non-Key Decision.

*Key decision criteria. The decision will involve the granting of a lease for a term in excess of 20 years.*

## Title of Decision: Granting of Formal Lease for site for new Pre School at Sheldwich Primary School

## Decision:

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

1. that Kent County Council grant a Lease in excess of 20 years to Sheldwich Primary School for development, occupation and use of a new permanent Pre School building to be located within the grounds of the School; and
2. delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services to take necessary actions, including but not limited to entering into relevant contracts or other legal agreements, as required to implement this.

## Reason(s) for decision:

Proposed granting of a Formal Lease over 20 years requires a Non Key Decision in accordance with the County Council's Property Management Protocol.

The County Council will need to grant the lease to ensure the Trust has an estate interest in the land to source and attract funding for development, use and occupation of a permanent Pre School building.

## Cabinet Committee recommendations and other consultation:

The proposed decision was considered by Members of the Policy and Resources Cabinet Committee on 15 May 2024, where the proposed decision was endorsed.

The granting of the lease to the Trust will enable the school to source and attract funding for development, use and occupation for its Pre School, which is well supported and been very successful.

The Local Member, Mr Lehmann, has been formally consulted with regard to the proposed long lease.

## Any alternatives considered:

### Building

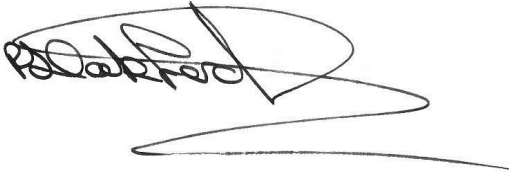
The Trust and their consultants have identified three other alternative locations within their existing lease demise, though having regard to site constraints, extending into KCC retained site provides the school with a better outcome for the new pre-school building.

Not permitting the use of KCC's land will constrain the pre-school building; KCC has no use of the retained land.

Lease

A lease of up to 19 years was offered to the Trust. It cannot accept this as it will not be sufficient to source and attract funding for development, use and occupation of a permanent Pre School building, and will constrain what they are able to deliver. Given the preschool delivers educational and social benefit and that KCC has no use for its retained land, facilitating the facility through a longer lease is considered an acceptable proposal.

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

A handwritten signature in black ink, appearing to read 'R. O. O'Brien', written over a horizontal line.

13 June 2024

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Signed

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date