

## KENT COUNTY COUNCIL –RECORD OF DECISION

**DECISION TAKEN BY:**

Brian Collins, Deputy Leader

**DECISION NUMBER:**

25/00049

**For publication****Key decision: YES**

*Key decision criteria. The decision will 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).*

**Title of Decision - Freehold Disposal of Sevenoaks Adult Education Centre, Hatton House, Bradbourne Road, TN13 3QN**

**Decision:** As Deputy Leader, I agree to:

1. the disposal of Sevenoaks Adult Education Centre, Hatton House, Bradbourne Road, TN13 3QN; and
2. delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader, to finalise the terms of the disposal and execution of all necessary or desirable documentation required to implement the above.

**Reason(s) for decision:** The property is surplus to the Council's operational requirements and due to the projected value, to pursue a disposal, will require a Key Decision as per Kent County Council's (KCC's) constitution.  
The sale of the property will result in a capital receipt which will be reinvested back into the Council's Capital Programme.

**Cabinet Committee recommendations and other consultation:**

The proposed decision was discussed by the Policy and Resources Cabinet Committee on 8 July 2025, where the proposed decision was ENDORSED.

The views of the Local Member have been sought and comments reported to both the Cabinet Committee meeting and Cabinet Member taking the decision.

The local Member for Sevenoaks Town, Mr Streatfield, expressed the following comments and a view that the decision should be delayed and reconsidered based on the following points:

- Sevenoaks had a requirement for basic skills courses (which was recently determined at Sevenoaks District Council) and locations for such had not been identified. The Adult Education Centre (AEC) remained the most likely place where those courses could be run.
- Sevenoaks was one of the few places in Kent that didn't have a site for special educational needs education and pupils with special education needs were therefore transported out of the district at considerable expense.
- Regarding potential Local Government Reorganisation, the site would be an asset to a potential unitary authority to deliver courses in the future.

In response it has been confirmed that:

**SEN Provision**

Whilst there is a need for SEN provision in Sevenoaks, there are options to address that need using existing provision, with some adaptations and enhancements.

KCC have just consulted on expanding two special schools (Parkwood Hall and Broomhill Bank) and we anticipate being in a position to present those schemes to Children's, Young People and Education Cabinet Committee (CYPE) Cabinet Committee in the Autumn term or early 2026.

There is also the planned new 250 place PSCN (Profound, severe and complex needs) Special School on the Birchwood site, which is to be built by the Department for Education (DfE). In addition, four primary schools are being considered for a Specialist Resource Provision (SRP) along with one secondary. The two special school expansions and the secondary SRP will require some additional buildings to supplement existing infrastructure

*As a result, the former Sevenoaks Education Centre will not be required for educational use.*

### **Adult Education Provision**

A service decision (Decision 24/00046) was taken in July 2024, which changed the delivery of the Adult Education service. This was due to a change in focus and scope from Central Government in the delivery of the Community Learning and Skills (CLS) service. Going forward KCC CLS will deliver basic skills and other classes utilising community venues. During this academic year 2024/25, 41 courses have been delivered through 13 community venues in the Sevenoaks District, as well as the main offer delivered through the Sevenoaks Adult Education Centre. For academic year 2025/26, in addition spaces have also been secured at Sevenoaks Town Council to support basic skills delivery. *Due to these changes the service confirmed that they no longer require Sevenoaks Adult Education.*

### **Local Government Reorganisation**

At present whilst the government has set out its policy in relation to Local Government Reorganisation, based on the current timeline and Local Government Reorganisation is due occur by April 2028. There is no timetable or decision that has yet been made as to how this will apply in Kent. KCC has a statutory responsibility to act in the best interests of the Council.

### **Any alternatives considered and rejected:**

- **Reuse the site:** KCC has no operational requirement for the site.
- **Continue to hold the site vacant in case of a future requirement:** Continuing to hold the site will leave the Council with ongoing costs for securing it against unauthorised access and potential claims for injuries arising from any trespassing. Continuing deterioration of the redundant buildings remains an inherent risk for KCC.
- **Letting the property as part of the Tenanted Estate to generate an income:** The current buildings on the site are in poor condition and the prospect of securing a tenant is considered unlikely and unviable. KCC would forgo any capital receipt whilst this option was pursued.
- **Disposal of the asset:** A freehold disposal will allow a capital receipt to be generated for reinvestment back into the Council's stated capital priorities and support the delivery of the Council's statutory obligations. Disposal will also eliminate holding costs associated with the property - *Recommended option.*

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



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signed

8 August 2025

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date