

# KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

**DECISION TO BE TAKEN BY:**

**Brian Collins, Deputy Leader**

**DECISION NO:**

25/00082

**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: Disposal of the former Oasis Academy, Egerton Avenue, Hextable, BR8 7LG.****Decision:** The Deputy Leader to agree to:

1. the disposal of the former Oasis Academy, Egerton Avenue, Hextable, BR8 7LG; 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 documentation required to implement the above.

**Reason(s) for decision:**

The land is surplus to the Council's operational requirements and due to the projected value will require a Key Decision as per Kent County Council's (KCC) constitution.

The sale of the property will result in a capital receipt which will be reinvested back into the Council's Capital Programme.

The disposal will mitigate any revenue costs associated with the site and the management/ property risks.

**Cabinet Committee recommendations and other consultation:**

The decision will be considered at Policy and Resources Cabinet Committee.

The views of the Local Member will be sought and reported to both the Policy and Resources Cabinet Committee meeting and Cabinet Member taking the decision.

**Any alternatives considered and rejected:**

As the site is not required for the former use other options considered were to:

- **Reuse the site** - no other services have a requirement for the land and the remaining buildings are too dilapidated to bring back into beneficial use;
- **Continue to hold the site vacant in case of a future requirement** - Not considered practical due to on-going holding costs and risk and the opportunity cost associated with the capital receipt.
- **Let the property as part of the Tenanted Estate to generate an income** - Not considered feasible due to the poor condition of the buildings and the opportunity cost associated with the capital receipt.
- **A disposal of the asset to reduce the revenue holding costs and deliver a capital receipt** - *This is the recommended option.*

The Council has an overarching duty under Section 123 of the Local Government Act 1972 to secure not less than best consideration in respect of property disposals. It also has a fiduciary duty to the taxpayers of Kent.

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

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Signed

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Date