

From: Rebeca Spore, Director of Infrastructure

To: Brian Collins, Deputy Leader

Subject: Disposal of the former Oasis Academy, Egerton Avenue, Hextable, BR8 7LG.

Decision no: 25/00082

Key Decision: *Yes, the decision involves expenditure or savings of maximum £1m.*

Classification: **Unrestricted report with exempt appendix A**, *not for publication under Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).*

Future Pathway of report: Cabinet Member Decision

Electoral Division: Swanley – Local Member Dean Truder (Reform UK).

Is the decision eligible for call-in? Yes

Summary: This report considers the proposed disposal of the former Oasis Academy, Egerton Avenue, Hextable, BR8 7LG.

Recommendation(s):

The Deputy Leader is asked to consider and endorse or make recommendations on the proposed decision to agree to:

1. the disposal of the former Oasis Academy, Egerton Avenue, Hextable, BR8 7LG; and
2. to 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.

1. Introduction

- 1.1 This report addresses the proposal to dispose of the former Oasis Academy, Egerton Avenue, Hextable.
- 1.2 The land comprises the former school and adjacent playing fields (totalling approximately 38 acres) situated between the village of Hextable and the town of Swanley and is made up of 4 distinct areas:
 - 1.2.1 Area 1 - the main school buildings accessed off Egerton Avenue (approximately 8.5 acres) which includes the South East Dance

Studio/Howard Venue (outlined separately in Blue on the site plan at Appendix B and labelled 1a).

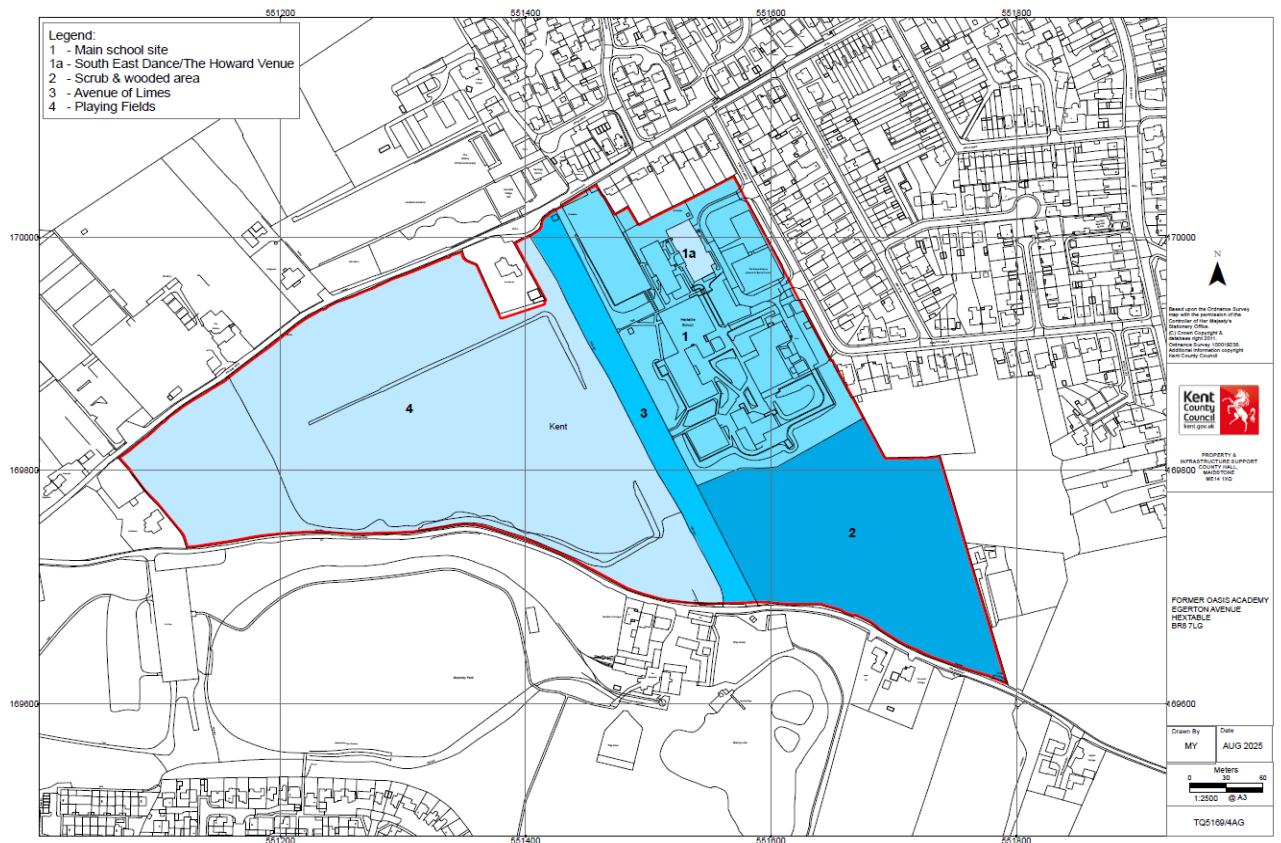
1.2.2 Area 2 - a scrub and wooded area to the south of the main school buildings (approximately 7.5 acres).

1.2.3 Area 3 - the Avenue of Limes which runs approximately north to south and separates the school buildings from the playing fields (approximately 4.5 acres).

1.2.4 Area 4 - the playing fields (approximately 17.5 acres).

1.3 Exempt Appendix A includes more detailed and financial information which is commercially sensitive.

1.4 Appendix B includes a site plan with labelling for the above areas.





2. Background

- 2.1 The former Oasis Academy closed in August 2016 due to declining pupil numbers; the site has since remained vacant.
- 2.2 The property has been held for education in case there was a need for a new school in the district. In April 2025, the site was declared surplus to educational needs. KCC service requirements have been reviewed against this asset, but there are none that could locate here effectively or efficiently, nor is there any value in deriving income from the site; the asset has therefore been declared surplus to other KCC requirements.
- 2.3 The South East Dance Studio is located on the site adjacent to the former school buildings and main car park. It was built in 2005 with funding from a Lottery grant and was shared by the Oasis Academy and South East Dance School. KCC does not plan to relocate the South East Dance School and is currently considering a new lease to support its continued use.

3. Options considered and dismissed, and associated risk

- 3.1 **Reuse the site:** KCC has no operational requirement for the site.
- 3.2 **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 and use of the Playing Fields by the public remain an inherent risk for KCC.

- 3.3 **Disposal of the asset:** A freehold disposal will reduce holding costs associated with the property and allow a capital receipt to be generated for reinvestment back into the Council's stated capital priorities as set out in the Council's Medium Term Financial Plan and support the delivery of the Council's statutory obligations. It will also facilitate the development of between 75 to 250 homes subject to planning consent, delivering substantially to national policy objectives.
- 3.4 **Letting the property as part of the Tenanted Estate to generate an income:** With the exception of the South East Dance Studio/Howard Venue, the current buildings on the site are in a dilapidated condition and the prospect of securing a tenant is considered unlikely and unviable. KCC would forgo any capital receipt whilst this option was pursued. Leasing land/space for any certain period may also reduce the asset's value.
- 3.5 A Freehold disposal is the preferred option for the site, seeking offers on an 'all enquiries' basis to ensure all potential interest is explored in line with the Council's statutory duties and to deliver a capital receipt.
- 3.6 KCC is not intended to relocate or seek vacant possession of the dance school (identified as 1a on the accompanying site plan – Appendix B) but instead seek solutions to work around the facility or exclude the dance school from any sale.

4. Marketing

- 4.1 Following preparation of the asset for disposal and subject to the necessary approvals being forthcoming, KCC will appoint a suitably qualified agent in accordance with KCC's procurement processes to openly market the site in Quarter 1 2026 on an 'all enquiries' basis to allow any interested parties to submit a bid for the site.
- 4.2 A marketing campaign to advertise the site through various media channels will be undertaken to ensure a wide audience is reached; appropriate due diligence will be undertaken on any bidders by KCC and its agent.
- 4.3 Bids will be appraised in line with the Council's legislative and fiduciary duties, and in compliance with KCC Freehold Asset Disposal Policy and any other relevant Council policies.
- 4.4 Following the formal submission of bids, these will be assessed considering:
- Ability for the purchaser to complete within the proposed timescales.
 - Overall price, any pricing caveats or exclusions.
 - Any conditionality on the proposals and the deliverability of these.
 - Deliverability of the proposals submitted, if they are reliant on the planning process.
 - Funding security.
 - Any benefit cost that may be relevant.

5. Financial Implications

- 5.1 The sale of the property will result in a capital receipt which will be reinvested back into the Council's Capital Programme.
- 5.2 The disposal will remove holding costs associated with the site, easing pressure on revenue budgets.
- 5.3 Further financial information is set out in the Exempt Appendix A.

6. Legal implications

- 6.1 KCC has a fiduciary duty not to hold assets that it no longer needs. The Council has an overarching duty under s123 of the Local Government Act 1972 to obtain not less than best consideration in the disposal of property assets and it also has a fiduciary duty to the residents of Kent.
- 6.2 External legal advisors have been appointed in consultation with General Counsel.

7. Equalities implications

- 7.1 The Key Decision to be taken by the Cabinet Member does not relate to a service delivery or change.
- 6.1 An Equalities Impact Assessment (EqIA) (Appendix D) has been undertaken and identified no direct equalities implications arising from the disposal of the site.

8. Data Protection Implications

- 6.2 As part of this approval process and in the handling of marketing/conveyancing of the site Data Protection regulations will be observed. Records were removed by a service when it moved out. As a precautionary measure Infrastructure still undertakes a check to ensure that no records were missed and remained at the premises.
- 6.3 A Data Protection Implication Assessment (DPIA) screening has confirmed that there are no DPIA implications and that a further DPIA assessment is not required in respect of this decision, unless it is later found that personal data will be processed as part of the disposal in which case the DPIA will be reviewed.

9. Other corporate implications

- 9.1 None - This decision will not have any impact on other areas of the Council's work.

10. Governance

- 10.1 A Key Decision is being sought in line with the Constitution and the Council's governance processes.

- 10.2 In accordance with the property management protocol the views of the local Member have been sought and reported to the Cabinet Member taking the decision. The local Member, Mr Truder, responded supporting the proposed decision.
- 10.3 Delegated authority is to be given to the Director of Infrastructure, in consultation with the Deputy Leader, to finalise the terms of any disposal and execution of all necessary or desirable documentation required to implement a decision to affect a disposal.
- 10.4 The Government has announced plans for Local Government Reorganisation (LGR), aiming to abolish two-tier government by 2028. At present, KCC has not received specific guidance from Central Government about how LGR will be implemented in Kent and Medway; further details are expected between May and August 2026. Until directed otherwise, KCC remains responsible for making decisions in the best interests of Kent taxpayers and disposing of assets it no longer requires.
- 10.5 When the exchange of contracts is approaching, the Director of Infrastructure will consider all relevant factors including financial considerations, any pending LGR decisions, and applicable legislation before finalising any contract agreements.

11. Next steps and Conclusions

- 11.1 An indicative timetable for the planned disposal is set out below:

Stage	Timescale
Disposal Preparation Work	Q3 2025 to Q4 2025
Marketing	Q1 2026
Bid Appraisal	Q2 2026
Exchange of contracts	Q4 2026
Completion of sale assuming unconditional sale	Q1 2027
Completion of sale assuming conditional sale	Q4 2028

- 11.2 The site has been declared surplus to the Council's operational requirements.
- 11.3 In accordance with the Council's strategy of recycling assets to produce capital receipts for reinvestment into capital project priorities, it is recommended that this site is progressed for disposal.
- 11.4 Subject to the necessary approvals being forthcoming, KCC will instruct Solicitors and Surveyors to prepare and execute a disposal strategy to affect a disposal in accordance with adopted KCC Freehold Property Asset Disposal Policy and its statutory and fiduciary obligations.

Recommendation(s):

The Deputy Leader is asked to consider and endorse or make recommendations on the proposed decision to agree to:

1. the disposal of the former Oasis Academy, Egerton Avenue, Hextable, BR8 7LG; and
 2. to 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.
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12. Appendices

- 12.1 Appendix A – Exempt Appendix A
- 12.2 Appendix B – Site Plan
- 12.3 Appendix C – Proposed Record of Decision
- 12.4 Appendix D - Equalities Impact Assessment

13. Contact details

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