

KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TAKEN BY:

Brian Collins, Deputy Leader

DECISION NO:

25/00061

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: Freehold Disposal of Land at Westcott Avenue, Gravesend DA11 7HP.**Proposed decision:**

The Deputy Leader to agree to:

1. the disposal of land at Westcott Avenue, Gravesend DA11 7HP; 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 or desirable documentation required to implement the above.

Reason(s) for decision:

The land is declared surplus to the Council's operational requirements and due to its projected value, a Key Decision is now required as set out in Kent County Council's Constitution.

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

Sale of the land will release land suitable for residential development for up to 106 homes in line with national policy.

Cabinet Committee recommendations and other consultation:

The proposed decision was discussed by the Policy and Resources Cabinet Committee on 10 September 2025, where the proposed decision was ENDORSED.

In line with the Property Management Protocol, the views of the Local Members have been sought and reported to the Cabinet Member taking the decision - no views or comments have been received.

Any alternatives considered and rejected:

Other options considered were to:

- Reuse the site - *KCC has no operational requirement for the site.*
- Continue to hold the site in case of a future requirement - *contrary to the Council's Freehold Assets Disposal Policy.*
- Disposal of the asset. *This is the recommended option.*

As the land is not required for the Council's operational purposes, the only alternative option would be to continue to hold the site, however, this would leave the Council exposed to ongoing costs and for securing it against unauthorised access and potential claims for injuries arising from trespassing. Given that this approach does not align with the Council's investment strategy and a disposal provides an opportunity to reinvest capital in agreed priorities as set out in the Council's Capital Programme, it is proposed to proceed with the disposal of the site.

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 residents of Kent.

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



3 November 2025

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signed

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date