

KENT COUNTY COUNCIL – URGENT RECORD OF DECISION

DECISION TAKEN BY:
Brian Collins, Deputy Leader

DECISION NUMBER:
25/00114

Executive Decision – key

25/00114 – Disposal of the former Gravesend Adult Education Centre, Darnley Road, Gravesend DA11 0RX

Decision:

As Deputy Leader, I agree to:

1. Approve the sale of the property for £1.523m under the auction terms and conditions;
2. Confirm the Director of Infrastructure's decision under delegated authority to dispose of the property known as Gravesend Adult Education Centre, Darnley Road, Gravesend DA11 0RX, noting that the property's performance at auction exceeded the delegated limit underpinning the original disposal plan; and
3. Delegate authority to the Director of Infrastructure, in consultation with the Deputy Leader, to finalise the sale and take other actions including but not limited to, entering into relevant contracts or other legal agreements, as necessary to implement this decision.

Reasons for decision:

Under competitive tension, as part of an auction sale, the property sold for a figure exceeding the £1m threshold and so now requires a key decision.

Due to the timescales involved in the property transaction an urgent key decision is sought.

Financial implications:

The sale of the property will result in a capital receipt which will be reinvested back into the Council's prioritises as set out in its Medium-Term Financial Plan and agreed at Full Council.

The disposal of the property will remove associated holding costs.

The disposal of the property will remove management liabilities associated with holding a vacant site and therefore ease pressure on revenue budgets.

Legal implications:

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.

Disposing of the site reduces risk associated with continuing to hold the site.

External solicitors have been appointed to handle the conveyancing process in liaison with KCC legal services.

Equalities implications:

An Equalities Impact Assessment (EqIA) has been undertaken and identified no direct equalities implications arising from the disposal of the site.

Data Protection implications:

A Data Protection Implication Assessment (DPIA) screener has confirmed that there are no DPIA implications and that a further DPIA assessment is not required in respect of this decision.

Cabinet Committee recommendations and other consultation:

This is an urgent decision due to the timescales associated with sale via auction.

No Cabinet Committee consultation possible due to the urgency process. The decision will be reported to a future Policy and Resources Cabinet Committee as a decision taken outside of the committee cycle.

The local Members were consulted as part of the initial disposal plan and Officer level decision process as per the Council's constitutional requirements. No comments were made in respect of the proposal to dispose of the site.

The Chair of Scrutiny Committee, Mr Richard Streatfeild, agreed that the decision could not be reasonably deferred and supported the decision to be taken as urgent.

The Group Spokespeople of the Scrutiny Committee provided the following comments:

Mr Jeremy Eustace (Reform)

I am pleased to see a better outcome than anticipated on this occasion and in light of the tight commercial timelines together with possible legal risk to KCC as well as the ongoing maintenance costs of not proceeding I am supportive of the decision by the Deputy Leader of KCC in this matter.

The Chair and the Spokespeople of the Policy and Resources Cabinet Committee provided the following comments:

Mr Chris Hespe (Chair)

I understand the urgency of the decision, I have no further comments to make on the disposal or on the reasons for the urgent decision to be taken, and I am content that the Deputy Leader makes the key decision.

Any alternatives considered and rejected: None

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



31 December 2025

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Signed

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Date