

KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Brian Collins, Deputy Leader

DECISION NUMBER:

25/00113

Executive Decision – key

25/00113 – Freehold disposal of Land at Former Spires Academy, Bredlands Lane, Westbere, Canterbury, CT2 0HD

Decision:

As Deputy Leader, I agree to:

1. the disposal of Land at Former Spires Academy, Bredlands Lane, Westbere, Canterbury, CT2 0HD; 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.
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Reasons for decision:

The property is surplus to the Council's operational requirements and due to its projected value, a key decision is 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.

Financial implications:

The sale of the property will result in a capital receipt which will be reinvested back into the Council's Capital Programme and/or reduce KCC's current debt position.

There are currently holding costs associated with the site of c. £5,900 per annum.

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 will reduce risk associated with continuing to hold the site.

External legal advisors will be appointed in consultation 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:

As part of this approval process and in the handling of marketing/conveyancing of the site Data Protection regulations will be observed. The site is vacant, and no data or records are stored on site.

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:

The proposed decision was considered by the Policy and Resources Cabinet Committee on 14 January 2026, where the proposed decision was ENDORSED.

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

Any alternatives considered and rejected:

Other options considered were to:

- Reuse the site
- Continue to hold the site vacant in case of a future requirement.
- Letting the property as part of the Tenanted Estate to generate an income:
- Disposal of the asset. This is the recommended option.

The 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.

Any interest declared when the decision was taken and any dispensation granted by the Proper Officer:

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Signed

Date