

KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Brian Collins, Deputy Leader

DECISION NUMBER:

26/00022

Executive Decision – key**26/00022 – Kent County Council’s Freehold Disposal Programme 2026/2027**

Decision:

As Deputy Leader, I agree to:

1. APPROVE the Kent County Council Freehold Disposal programme 2026/2027, and;
2. DELEGATE authority to the Director of Infrastructure, in consultation with the Deputy Leader and relevant Cabinet Members as required, to implement the approved programme, including but not limited to, agreeing all necessary disposal terms and entering into relevant contracts or other legal agreements as required to implement the decision.

Reasons for decision:

Kent County Council has a fiduciary duty to manage its land and property assets efficiently and to dispose of assets that are no longer required for operational purposes. The proposed Freehold Disposals Programme 2026–27 provides a transparent, strategic and programme-based framework for managing disposals at scale, reflecting the increased frequency, value and complexity of property transactions.

Approval of a single annual programme:

- Strengthens democratic accountability and oversight;
- Provides clarity on the financial and strategic impact of disposals;
- Improves the pace and efficiency of decision-making; and
- Ensures alignment with the Council’s Asset Management Strategy and Medium-Term Financial Plan.

The capital receipts from the Disposals Programme will fund the priorities set out in the Medium-term financial plan (MTFP) and make revenue savings against Kent County Council’s surplus estate assets.

Financial implications:

Approval of the programme itself has no direct financial implications.

Delivery of the programme will generate capital receipts to support the Council's capital programme and MTFP. It will also result in revenue savings through the removal of holding and management costs associated with surplus assets.

There are currently holding costs associated with the sites contained within the programme in excess of £500,000 per annum.

Financial information relating to individual assets is commercially sensitive and is therefore contained within exempt appendices to associated reports.

Legal implications:

Property asset disposals are governed by statute, particularly s123 Local Government Act 1972.

Assets are prepared for disposal, and any legal requirements or implications are considered to ensure a compliant disposal. During this programme it is likely that KCC may be subject to Local Government Reorganisation requirements. Once these are known, KCC will ensure it complies.

KCC will adhere to all relevant legislation and legal process pertaining to disposal of assets by a Local Authority; individual disposals will be supported by appropriate legal advice and support via KCC's Legal Services department.

Equalities implications:

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

Further Equalities Impact Assessments (EqIAs) will be undertaken for each disposal site as sites are taken forward.

Data Protection implications:

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

In the handling of marketing/conveyancing for each site Data Protection regulations will be observed.

Sites will be inspected prior to disposal to ensure that no sensitive material remains on site.

Cabinet Committee recommendations and other consultation:

The proposed decision will be considered by the Policy and Resources Cabinet Committee on 6 May 2026.

This is a county-wide programme. Prior to an individual asset being disposed of, the views of the Local Member are and will be sought and reported to the decision taker, in accordance with the Property Management Protocol within the Constitution.

Any alternatives considered and rejected:

Other options considered were to:

- Progress with a programme approach to disposals - *Recommended*
- Consider disposals on a piecemeal basis – *Discounted*
- Cease the delivery of the Disposal programme – *Discounted*
- Increase delegated limits for disposal decisions but retain the current programme framework - *Discounted*.

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

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Signed

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Date