

# KENT COUNTY COUNCIL - RECORD OF DECISION

## DECISION TAKEN BY

Mr Roger Gough, Cabinet Member for Business Strategy,  
Performance and Health Reform

## DECISION NO.

12/01985

**Unrestricted**

**Subject:** Redevelopment of Toilet Block, Central Area, Kings Hill

### **Decision:**

As Cabinet Member for Business Strategy, Performance and Health Reform I agree to the transfer/disposal and granting of the necessary leases to enable the repositioning and redevelopment of the public lavatories within the Central Area, Kings Hill as outlined below and authorise the Director of Property and Infrastructure Support to enter into all agreements and contracts on behalf of KCC necessary to enable this.

### **Background**

The transfer of land to facilitate the repositioning and redevelopment of the public toilets within the Central Area. The proposal will facilitate improved circulation arrangements and facilities essential to the enhancement and future of Kings Hill's centre.

Kent County Council owns the freehold of land within the Central Area adjacent to the Asda store and the car park adjacent to the Central Area. The relevant land parcels are within the Kings Hill development area and fall within the domain of the Development Partnership between KCC and Liberty Property Trust UK.

The site already forms part of the public pedestrian circulation area where it is intended to allow the pedestrian flow and improved views of key buildings and areas to be far more evident to visitors and everyday users. The existing toilets currently obscure and frustrate the latest development arrangements and prevent the required connectivity between different main retailers.

### **Financial Implications**

The decision to implement the proposals will not have any detrimental impact on the Council's capital and revenue budgets and spending plans, due to the forward planning and inclusion of the building costs within the Kings Hill Central area funding arrangements.

Each party is responsible for its own legal fees.

### **The proposals**

The proposed new toilet building has detailed planning permission and the layout and form of the proposals have been sensitively designed to reflect and complement the setting and appearance of the existing Control Tower, a Grade 2 listed building and a major landmark feature within the Central Area of Kings Hill.

The construction works and associated demolition are scheduled to take place simultaneously with the ongoing restoration and the completion of the conversion of the Control Tower.

In order to create the new toilets in the Central Area, Liberty Property Limited Partnership need to surrender part of their existing lease of Block 5, being the bin store area back to Kent County Council.

Once the new toilets have been developed and the works are complete, Kent County Council will then need to transfer the freehold of footprint of the new toilets to Asda. This arrangement forms the

basis of a legal settlement agreement with Asda.

Kent County Council will also need to grant Liberty Property Limited Partnership a new lease on the new bin store area for Block 5.

On transfer of the new toilets to Asda, Asda will need to transfer back the freehold of the land, the footprint of the old toilets, back to Kent County Council and so that Liberty as Kent County Council's development partners can demolish them.

As part of the land rationalisation a small area (Area 1) directly adjacent to the Asda store will also be transferred to McLagan Investments Ltd (Asda).

Asda are to own, control and maintain the new toilets as with the current facilities.

**Reason for decision**

The various land transactions are necessary to provide the new toilets and form an important integral part of the new Kings Hill Central Area layout. The latest reconfiguration of the Central Area has been necessary to take account of other recent and ongoing developments which collectively rejuvenate the range and quality of facilities provided, making provisions for the continued growth of Kings Hill as a successful mixed use development.

**Cabinet Committee Comments or Recommendations**

Local Member consultation has taken place. The Policy and Resources Cabinet Committee at its meeting of 11<sup>th</sup> July 2012 endorsed the proposed decision to be taken by the Cabinet Member.

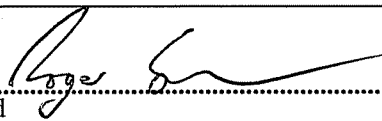
**Any alternatives considered**

Other alternative options have been considered, including the retention of the original boundary, but were not capable of delivering the same results and the preferred solution.

**Any interest declared when the decision was taken**

None

**Background Documents:** A location based plan is attached for reference purposes

  
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signed

2/11/12  
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date