

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Wantsum Room, Sessions House, County Hall, Maidstone on Wednesday, 27 February 2013.

PRESENT: Mr R W Bayford, Mrs T Dean, Mr E E C Hotson and Mr L B Ridings, MBE

ALSO PRESENT: Mr K H Pugh

IN ATTENDANCE: Ms M Wilkins (Principal Portfolio Surveyor for the East Kent Area.), Ms D Fitch (Assistant Democratic Services Manager), Mr R Jones (Surveyor) and Ms R Spore (Director of Property & Infrastructure Support)

UNRESTRICTED ITEMS

1. Election of Chairman

(Item A1)

Mr Ridings moved, Mrs Dean seconded that Mr E E C Hotson be appointed Chairman of the Sub-Committee.

Carried without a vote

2. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that under Section 100A of the Local Government Act 1972 the public be excluded from the meeting for the following business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

3. The disposal of the property known as Former County Library "Springfield", Maidstone, Kent - Decision No 12/02032

(Item B1)

(1) Mr Jones introduced a report on the terms for the proposed disposal of the former County Library Headquarters building in Sandling Road, Maidstone. Ms Spore and Mr Jones answered specific questions from Members about the proposed disposal.

(2) Members requested that future reports should contain comments on the proposal from any relevant Directorate. It was confirmed that in accordance with the requirement in the Constitution all future reports would also set out the comments from Local Members, or confirmed that the Local Members had been consulted but had not made any comments on the proposal.

(3) Officers noted the suggestion from Members that it would be helpful to obtain confirmation from Kent Highways that a proposal complied with the parking requirements etc before a planning application was submitted.

(4) RESOLVED that the Property Sub-Committee endorse the proposed Cabinet Member's decision to dispose of the former County Library Headquarters building in Sandling Road, Maidstone on the terms set out in the report, subject to planning permission being obtained.

(It was noted that Mr E E C Hotson was a Member of Maidstone Borough Council but did not serve on Maidstone Borough Council's Planning Committee).

4. St Thomas/St Bartholomew's - disposal - Decision Number 13/00014

(Item B2)

(1) Mr Jones introduced a report on the terms for the disposal of the former St Thomas' and St Bartholomew's Schools Sittingbourne. Ms Spore and Mr Jones answered specific questions from Members about the proposed disposal.

(2) Ms Spore undertook to provide Members with a report in due course on the general market trend in relation to the achievement of the expected property values on sites after disposal

(3) RESOLVED that the Property Sub-Committee endorse the proposed Cabinet Member decision to dispose of the former St Thomas' and St Bartholomew's (Special) Schools, Sittingbourne on the terms set out in the report.

5. Kent Academies, Batch 2 Procurement The John Wallis Academy - Decision Number 12/01901

(Item B3)

(1) Ms Spore introduced a report on approvals to progress the John Wallis project by entering into the Design and Build contract with the preferred bidder for the County Council's Batch 2 Academies Programme. Ms Spore answered specific questions from Members about the proposed contract.

(2) It was agreed that paragraph 4.1.3 in the report relating to Academy should be deleted and that Members would be sent a note of clarification.

(3) RESOLVED that Property Sub-Committee endorse the proposed Cabinet decision to:

(i) agree that the Final Business Case for the John Wallis Academy can be submitted to Education Funding Agency (EFA) and the Department for Education (DFE) for final departmental approval by the EFA, the DFE and the Treasury;

(ii) authorise the Director of Property and Infrastructure to agree final contractual terms, provided that no affordability gap occurs;

(iii) authorise the Director of Property and Infrastructure to enter into any necessary contracts/ agreements on behalf of the County Council, following approval to final contractual terms as set out in paragraph. 6.1.2 of the report in relation to the John Wallis Academy and the Future Schools Agreement;

(iv) authorise the Director of Property and Infrastructure Support to be the nominated Authority Representative within the relevant agreements and to enter into variations as envisaged under the contracts.

(Mr L B Ridings, MBE declared a non pecuniary interest in this item as a Trustee of the Canterbury Christchurch University and a Member of the Diocesan Board of Governors and took no part in the discussion or voting on this item.)

6. Redevelopment of Kingsmead School (construction of the future St John's School, Canterbury) - Decision No 12/01974

(Item B4)

(1) Ms Spore introduced a report on the redevelopment of Kingsmead School to allow progression of St John's School, Canterbury with an anticipated completion date of December 2013. Ms Spore answered specific questions from Members about the proposed disposal.

(2) It was noted that Members of the Property Sub-Committee would receive an update on progress, including any outstanding matters in three to four months time.

(3) RESOLVED that the Property Sub-Committee endorse the proposed decision by the Cabinet Member for Business Strategy Performance and Health Reform to authorise the Director of Property and Infrastructure Support in consultation with the Director of Law and Governance to enter into contract or contracts on behalf of the County Council for the new build extension and refurbishment of the existing Kingsmead School.

7. Sandwich Highways Depot - Decision No. 12/02033

(Item B5)

(1) Ms Wilkins introduced a report on the terms of the disposal of the existing Sandwich Highways Depot site and the construction of an alternative site using capital proceeds to develop a new "fit for purpose" Highway Depot. Ms Spore and Ms Wilkins answered specific questions from Members about the proposed disposal.

(2) RESOLVED that the Property Sub-Committee endorse the proposed Cabinet Member's decision to agree the terms of the sale of the site known as the Highways Depot, Ash Road, Sandwich and the subsequent procure of a replacement Depot on a site to be identified.