

From: Gary Cooke, Cabinet Member for Corporate and Democratic Services
Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee - 12 April 2016

Decision No. 16/00009

Subject: Disposal of Swanley Technical College Playing Field, Cherry Avenue, Swanley

Classification: Unrestricted

Past Pathway of Paper: this is the first committee to consider this report

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Swanley

Summary: The report considers the proposed disposal of Swanley Technical College Playing Field, Swanley

Recommendation : The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member on the proposed decision to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the selected purchaser, from those listed in the exempt appendix to this report, and terms of the proposed sale.

1. Introduction

1.1 The property comprises a level site of approximately 1.57 hectares (3.88 acres) situated in the South Western part of Swanley and was previously a playing field for the School/ Technical College. Following the school's relocation and subsequent sale of the former school property for residential development, the playing field was designated as the scheme's Open Space requirement through a Section 106 agreement preventing its future development.

1.2 KCC has been in negotiation with Sevenoaks District Council for this land to be released from its designation and this has been achieved subject to 0.5 hectares (1.23 acres) remaining as Open Space. A replacement Section 106 agreement now records this change.

1.3 The net result is that this property can be released for residential development following its allocation for this use within the Allocations and Development Management Plan recently adopted by Sevenoaks District Council.

2. Marketing

2.1 A full marketing campaign was undertaken by appointed agents in January 2016 culminating in offers being requested from interested parties by the end of February on either a conditional or unconditional basis.

2.2 Considerable interest was shown during the marketing and 8 offers were received by the due date. Further discussions have been held with some of the parties to enable detailed comparison and consideration of these offers and these are continuing.

3. Bold Steps for Kent and Policy Framework

3.1 This decision relates to the Bold Steps for Kent in securing a capital receipt to fund the Capital programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

4. Consultations

4.1 Local Member consultations were undertaken prior to the marketing and no comments were received.

5. Recommendation

Recommendation : The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member on the proposed decision to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the selected purchaser, from those listed in the exempt appendix to this report, and terms of the proposed sale.

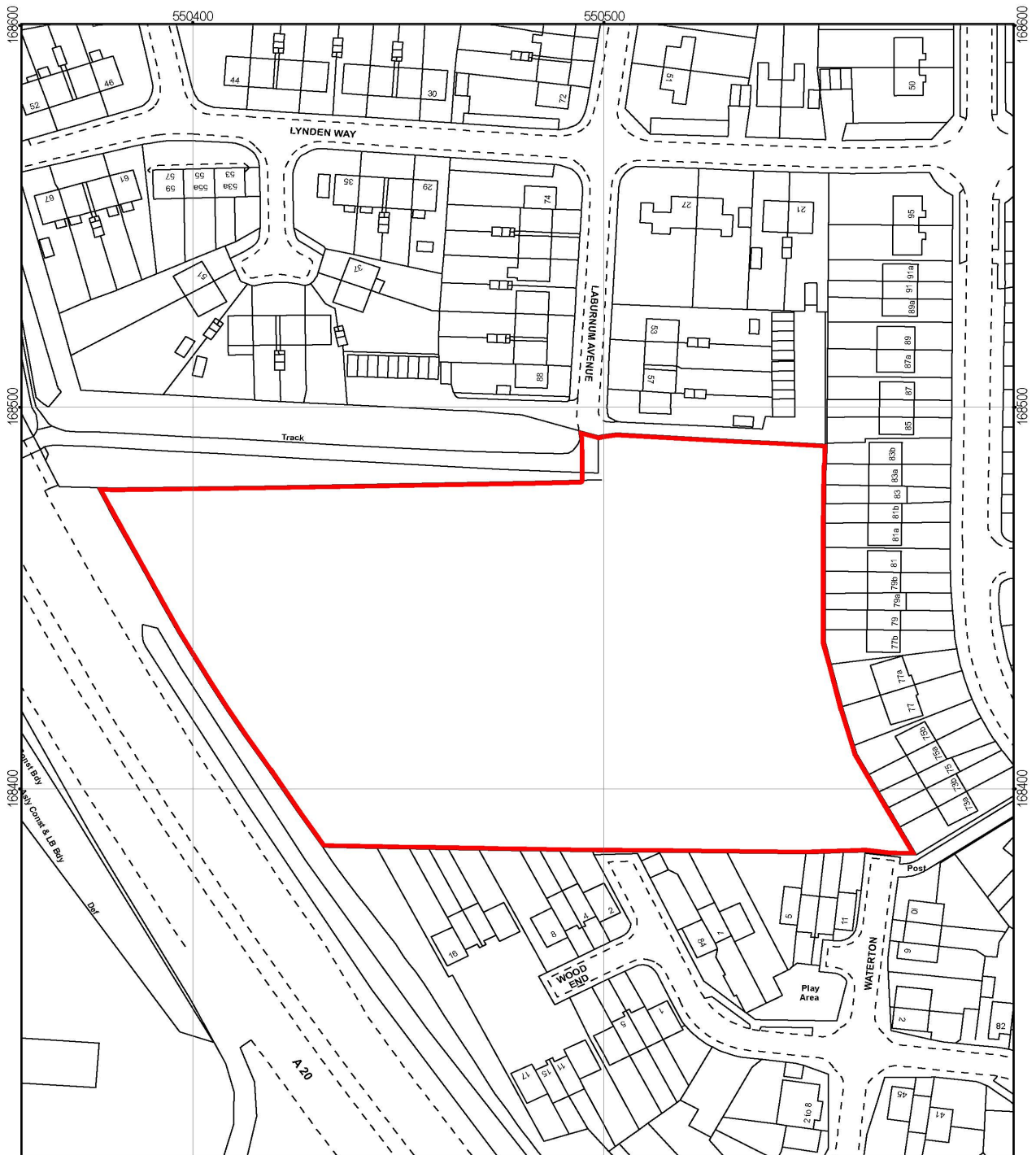
6. Background Documents


Site plan attached.

7. Contact details –

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Site Plan for Swanley Technical College Playing Field, Swanley




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 Drawn By: KP
 Date: NOV 2014

**SWANLEY TECHNOLOGY COLLEGE
 DETACHED PLAYING FIELD
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 BR8 7DU**
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 1:1250 @ A4


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