

From: Rebecca Spore – Director of Infrastructure

To: Gary Cooke – Cabinet Member for Corporate and Democratic Services

Decision No: 15/00025

Subject: Approval to enter into new lease for West Kingsdown Children’s Centre

Classification: Unrestricted

Past Pathway of Paper: this will be considered by the Property Sub-Committee on 12 April 2016

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Sevenoaks

Summary: This report seeks approval to enter into a lease for premises at West Kingsdown Church of England Primary School.

Recommendation(s):

The Cabinet Member for Corporate and Democratic Services is asked to agree to enter into a new 99 year lease for the West Kingsdown Children’s Centre, and to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise terms and complete the transaction.

1. Introduction

- 1.1 Kent County Council is obliged under legislation to transfer the freehold of the buildings and tar-paved areas of a Church of England Primary School to the relevant Diocesan Board. The school buildings at West Kingsdown are partly occupied by a County Council service other than the school, and that occupation must be protected.
- 1.2 The Board has agreed that they will grant a long lease to the County Council and principal terms have been agreed.

2. Financial Implications

- 2.1 The County Council has agreed to pay a rent of a peppercorn per annum, if demanded, throughout the term of the proposed lease.
- 2.2 The County Council has agreed to bear the Diocesan Board’s legal costs upon completion of the lease; these are to be capped at £1,750 plus VAT.

3. Bold Steps for Kent and Policy Framework

3.1 The taking of the lease will enable the service to remain operational and within the County Council's control, with the following benefits:-

- ensure all pupils meet their full potential,
- shape Education and skills provision around the needs of the Kent economy,
- improve services for the most vulnerable people in Kent,
- support families with complex needs and increase the use of community budgets.

3.2 The proposed decision does not relate to a plan or strategy set out in the Council's Policy Framework.

5. Conclusions

Kent County Council is obliged to transfer the freehold of the buildings. Therefore this lease is essential to safeguard the future operation of an important County Council service.

6. Recommendation(s)

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The Cabinet Member for Corporate and Democratic Services is asked to agree to enter into a new 99 year lease for the West Kingsdown Children's Centre, and to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise terms and complete the transaction.

7. Contact details

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8. Background documents: none