

From: Rebecca Spore, Director of Infrastructure

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

Decision No. 16/00009

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

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: Swanley

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

Recommendation: The Cabinet Member for Corporate and Democratic Services is asked to agree 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 the 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

<p>The Cabinet Member for Corporate and Democratic Services is asked to agree 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 the terms of the proposed sale.</p>

6. Background Documents

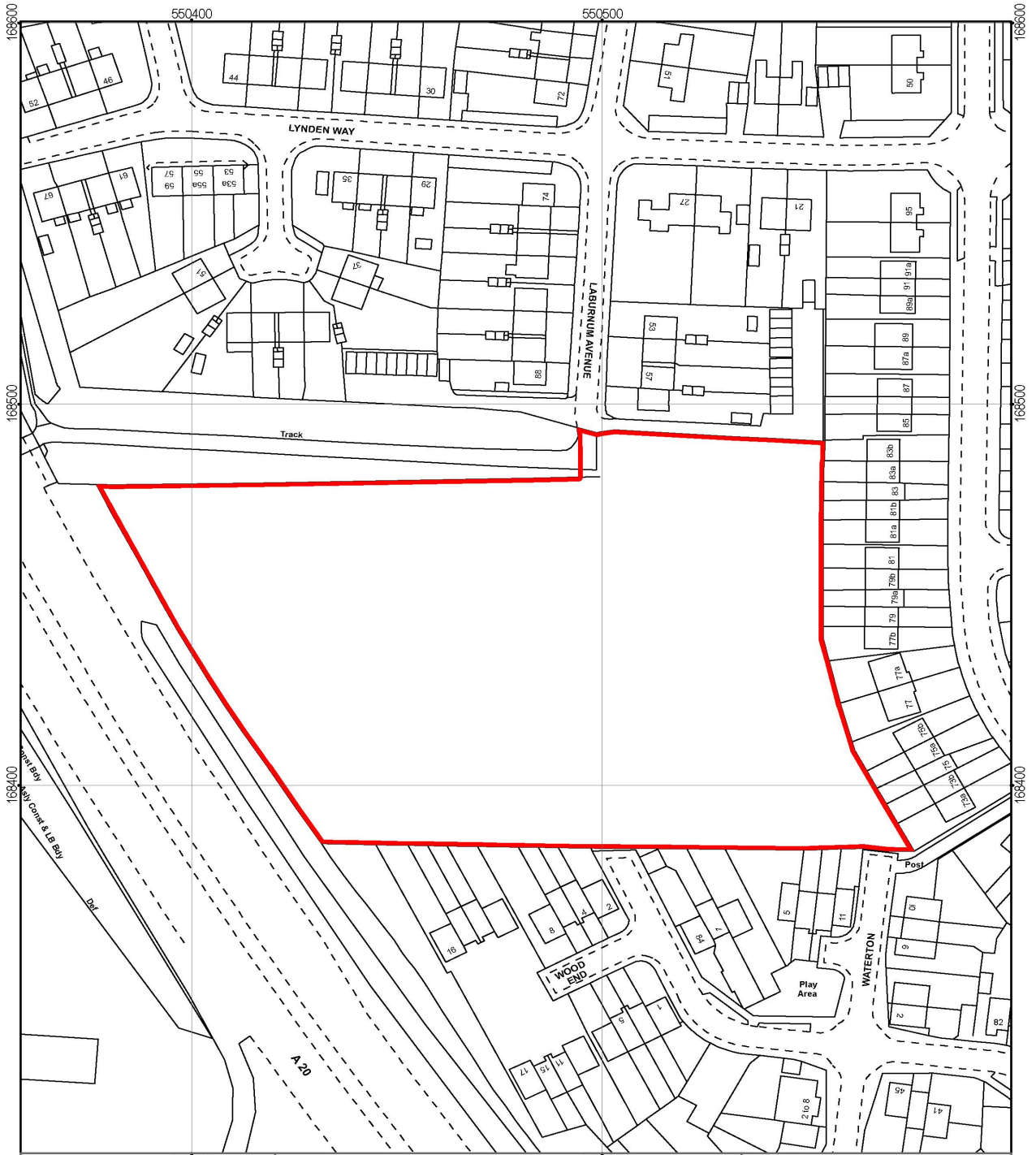
Site plan attached.


7. Contact details –

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SWANLEY TECHNOLOGY COLLEGE
DETACHED PLAYING FIELD
CHERRY AVENUE
SWANLEY
BR8 7DU

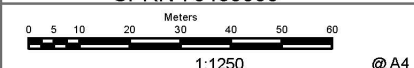
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Drawn By
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Date
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