

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

To: Property Sub-Committee - 8 July 2016

Decision No. 16/00065

Subject: Disposal of parcels of land at Foxwood School, Hythe; Highview School, Folkestone; Chaucer School Canterbury; Rowhill School Wilmington; and Former Astor of Hever farm site in Maidstone.

Classification: Unrestricted.

Past Pathway of Paper: Published on Forward Plan

Future Pathway of Paper: Cabinet Member Decisions

Electoral Division: Hythe, Folkestone North East, Canterbury South East, Wilmington and Maidstone Central.

Summary: The report provides information concerning the proposed disposal of five land parcels known as Foxwood, Hythe; Highview, Folkestone; Chaucer, Canterbury; Rowhill, Wilmington; and the Former Astor of Hever Farm site in Maidstone which are surplus to the Council's requirement.

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 properties and to delegate authority to the Director of Infrastructure, in conjunction with the Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

1. Introduction

1.1 A brief description of each site is as follows.

1.2 Foxwood. The site comprises 15.66 acres of tiered land close to the seafront.

1.3 Highview. The site comprises 4.3 acres in a residential position close to the town centre.

1.4 Rowhill. The site comprises 3.66 acres part of which is green belt

1.5 Chaucer. The site comprises 4.3 acres in a residential position close to the town centre.

1.6 Astor of Hever. The site comprises 5.78 acres in a residential area with easy access to the town centre

2. Marketing

2.1 It is proposed to progress with the marketing of these sites during the summer to test the appetite for unconditional or conditional offers to be individually assessed against the disposal projections, holding costs, and any planning cost to see if an accelerated disposal is financially attractive.

2.2 Following the receipt of bids in September, a detailed assessment will be undertaken of the bids received and in discussion with Finance it is proposed a decision will be taken as to whether to progress with the most economically favourable unconditional or conditional bid.

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 Councils property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

4. Consultations

4.1 Local member consultations are being undertaken prior to marketing.

5. 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 properties and to delegate authority to the Director of Infrastructure, in conjunction with the Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

4. Background Documents

Site plans.

5. Contact details –

Director of Infrastructure

Rebecca.Spore@kent.gov.uk