

From: Rebecca Spore, Director of Infrastructure

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

Decision No. 16/00061

Subject: Disposal of Former Spires Academy Site, Bredlands Lane, Westbere, Canterbury CT2 0HD

Classification: Unrestricted

Past Pathway of Paper: Property Sub-Committee, 8 July 2016

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Herne and Sturry

Summary: The report considers the proposed disposal of the Former Spires Academy site, Bredlands Road, Westbere, Canterbury CT2 0HD

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, to finalise the selected purchaser and terms of the proposed sale.

1. Introduction

1.1 The property comprises a level site of buildings and playing fields of approximately 1.57 hectares (3.88 acres) which was the former Spires Academy. The property became surplus by 2012 after the Academy relocated to a nearby site following completion of the new facilities.

1.2 In December 2012 a conditional sale contract was exchanged with Kier Property Investments which included this property along with 2 other sites and was known as the Kier Kent Initiative. In December 2015 the conditions failed to be fulfilled as planning consent was not granted for one of the sites and so this Initiative with Kier has ceased. The Spires site was subsequently placed on the market earlier this year

1.3 Under the former conditional contract Kier obtained Planning consent for 80 residential units on the Spires site approximately 18 months ago.

2. Marketing

2.1 A full marketing campaign was undertaken by appointed agents in March 2016 culminating in offers being requested from interested parties by the end of April.

2.2 Considerable interest was shown during the marketing and 5 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.

2.3 Details of the respective bids are contained within the Exempt report.

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 its earlier disposal.

5. Recommendation

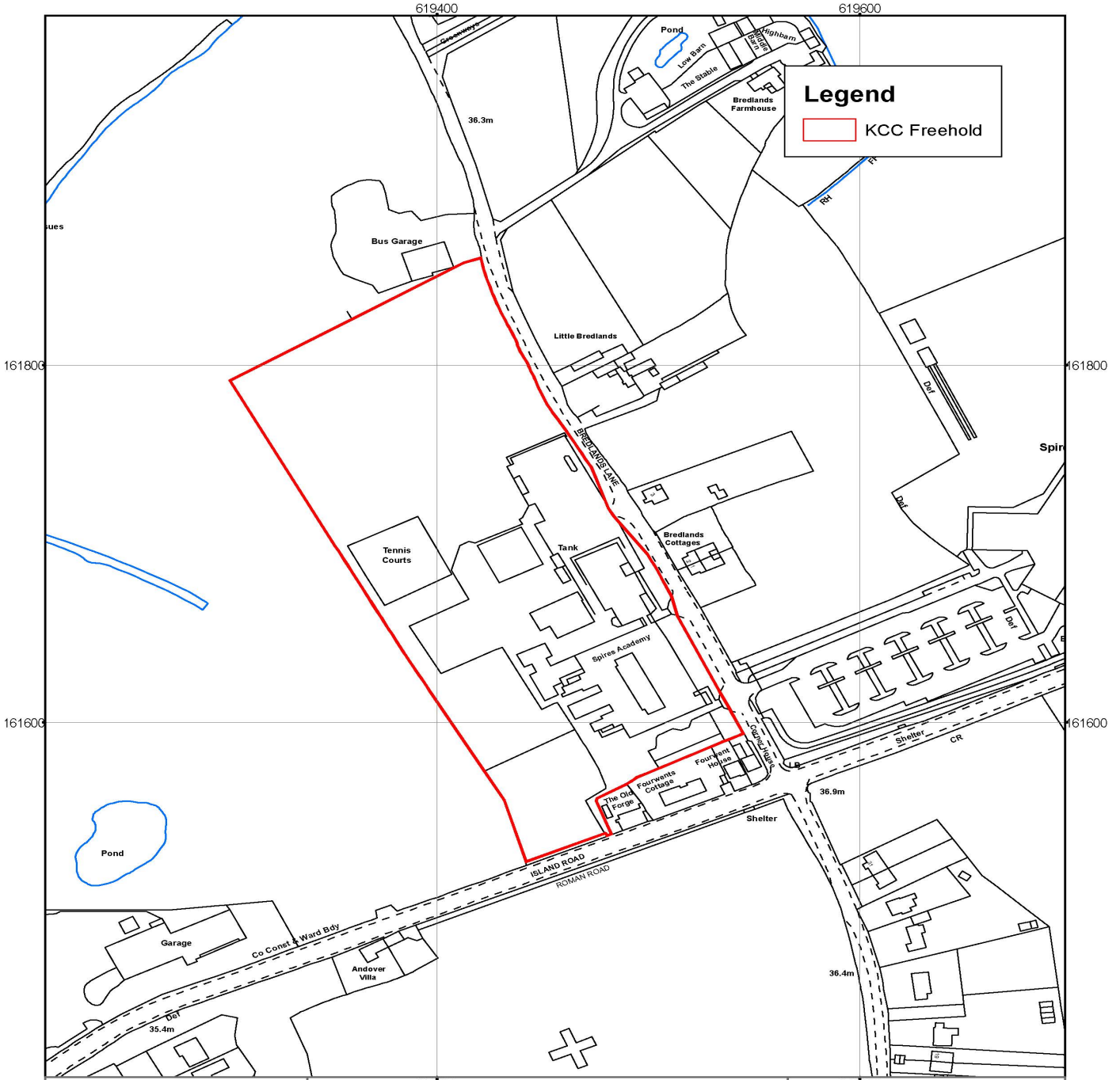
5.1 The Cabinet Member for Corporate and Democratic Services is asked to agree to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member, to finalise the selected purchaser and terms of the proposed sale.

6. Background Documents

Site plan attached.


7. Contact details –

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Legend

KCC Freehold

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619400
 FORMER SPIRES ACADEMY SITE
 BREDLANDS LANE
 WESTBERE
 CANTERBURY
 KENT
 CT2 0HD
 UPRN 51720200

MasterMap

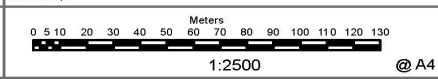
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