

# KENT COUNTY COUNCIL – RECORD OF DECISION

**DECISION TAKEN BY:**

Gary Cooke, Cabinet Member for Corporate and Democratic Services

**DECISION NO:**

16/00149

**For publication****Urgent Key decision**

This decision is taken in accordance with statutory and local procedures for urgency for the reasons set out below.

**Subject:**

Disposal of various residential development land parcels falling within the Kings Hill Development Partnership at Kings Hill West Malling, Kent. ME19 4UY.

**Decision:**

As Cabinet Member for Corporate and Democratic Services, I agree to the sale of :-

1. Area 1 Kings Hill - 4.018 Ha/9.928 Ac (134 units) Private residential development;
2. Area 12 Kings Hill - 1.30Ha/3.2Ac (100 units) Age related housing development,
3. Area 63 Kings Hill – 1.32Ha/3.26Ac (44units) Private residential housing development.

All on the terms set out in the Exempt Report 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 and terms of the proposed sale.

It is acknowledged that the sale prices in the report may vary and a scope of 15% either way may be negotiated by the Director without recourse to further formal decision making but in consultation with the Cabinet Member for Corporate and Democratic Services.

**Reason(s) for decision:**

The disposals will individually secure significant income, but accumulatively will provide a major receipt for the Kings Hill Development Partnership.

**Cabinet Committee recommendations and other consultation:**

As this decision is taken under statutory procedures for urgency the Property Sub-Committee will not consider the matter before it is taken. However it will receive a report to its next meeting on the circumstances and detail of the decision. Furthermore another decision, which will cover all of phase 3 of the Kings Hill development, will be taken by the normal statutory and local procedures and will also be considered at the next a meeting of the Property Sub-Committee. This meeting will be arranged for the new year.

KCC's Cabinet Member representatives for the Kings Hill Partnership discussed and agreed the Calibrated Land Disposal Strategy for Kings Hill at the Partner's meeting on the 8<sup>th</sup> September 2016.

Mr Balfour, Local Member, has been consulted in line with the Property Management Protocol he was satisfied with the detail of the decision and was particularly pleased about the "age related" block element. He welcomed the opportunity to receive further information in the new-year.

The Chairman and Group spokespeople of the property Sub-committee and the Group spokes people of the Scrutiny Committee have been informed of the intention to take an urgent decision

and comments and questions were received from Mrs Dean, Mr King and Mr Latchford and where necessary officer responses returned. These comments and responses have been included within the report to the Cabinet Member in order that he may have regard to them on taking his decision.

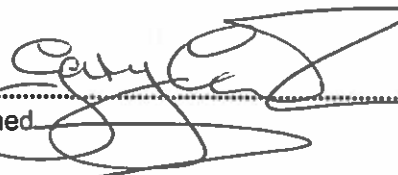
In accordance with statutory procedures for urgency the Director of Infrastructure and the Chairman of the Scrutiny Committee have agreed that the decision cannot be reasonably deferred.

**Any alternatives considered:**

There are no other alternatives available within the timescales and the decision cannot reasonably be deferred.

**Any interest declared when the decision was taken and any dispensation granted by the Proper Officer:**

None

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signed 

..... 20/12/2016 .....

date