

From: Rebecca Spore, Director of Infrastructure Strategic and Corporate Services

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

20 December 2016

Decision No. 16/00149

Subject: Disposal of various residential parcels of land Kings Hill West
Malling, Kent. ME19 4UY

Classification: For Publication

Past Pathway of Paper: N/A

Future Pathway of Paper: Decision by the Cabinet Member for Corporate and Democratic Services and report of urgent decision to Property Sub-Committee

Electoral Division: Malling Rural East

URGENT DECISION: This decision is taken in accordance with procedures set out for urgency at appendix 4 part 6 paragraphs 6.12 and 6.13 of the Council's constitution.

Summary: The report seeks approval for the proposed disposal of various residential parcels of land falling within Phase 3 and the allocated residential area of Kings Hill, West Malling Kent

Recommendation: The Cabinet Member is asked to agree to sell the land parcels as set out in the report and to delegate authority to the Director of Infrastructure Strategic and Corporate Services, in consultation with the Cabinet Member to finalise the selected purchasers and terms of all the proposed sales.

1. Introduction

1.1 The land areas proposed for disposal at Kings Hill fall within the Kings Hill Joint Venture Development Partnership between Kent County Council and Liberty Property Trust UK Ltd.

1.2 The property comprises of four residential land parcels being sold to four different housebuilders/developers.

1.3 The respective parcels of land have been identified within the latest Kings Hill Master Plan and will form the start of the build out of Phase 3. The land sales

will deliver a total of 178 private family dwellings and approximately 160 private age related units, the first ever provided on the scheme.

1.4 The proposed respective sales will exchange contracts as soon as is practically possible with the private family dwelling sites Area 1 and Area 63 being subject to contract only. The remaining age related housing parcels, Area 12 & 14 are conditional upon detailed planning consent.

2. Marketing

2.1 Liberty Property on behalf of the Partnership undertook a full marketing campaign identifying high quality housebuilders and developers, to ensure that the best consideration and achieve the maintenance of high quality design in accordance with Kings Hill's 'place making' ethos, through appointed agents in June-July 2016 for the various parcels. This process culminated in a range of offers being submitted by August 2016.

2.2 Considerable interest was shown during the marketing period and a wide range of parties made offers for the respective parcels by the due tender date.

2.3 The details of the respective land sales are commercially sensitive and are contained in the Exempt Report.

3. Policy Framework

3.1 This decision makes a significant contribution to the Council's Strategic Statement 2015-2020 "increasing Opportunities, Improving Outcomes".

3.2 The land sales will deliver local businesses and help the community to achieve growth and jobs. Encouraging external investment to help bring about the Strategic Outcome where "Kent communities feel the benefits of being in-work, healthy and enjoying a good quality of life".

3.3 The series of land disposals will ensure continued regeneration and delivery of new homes, a significant proportion of which will be age related and assisted living units at Kings Hill, in line with various KCC Economic Development initiatives.

4. Financial Implications

4.1 This decision has significant financial implications for KCC in its Partnership with Liberty Property Trust. The outcome will bring significant early receipts that will enhance the prospects of financial distributions to both partners and improve the financial stability to implement future infrastructure for the remainder of the development.

5. Legal Implications

5.1 The legal implications in not proceeding with this decision are extensive in that KCC is required by the terms of the Kings Hill Development Agreement dated 18th January 1989 and various subsequent variations, to dispose of development land for development where agreed with its development partners.

6. Consultations

6.1 As this decision is taken under statutory procedures for urgency. Cabinet Committee will not consider the matter. However a further decision regarding phase 3 of the Kings Hill development will be taken by the normal statutory and local procedures and will be reported to the Property Sub-Committee at the next scheduled meeting in accordance with paragraph 6.18 (d) of appendix 4 part 6 of the council's constitution.

6.2 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 8th September 2016.

6.3 Local Members have been consulted in accordance with the Property Management Protocol and other requirements of the council's constitution and comments have been included in the record of decision for consideration by the cabinet member on taking the decision.

6.4 The Chairman and Group spokespeople of the property Sub-committee and the Group spokespeople of the Scrutiny Committee have been informed of the intention to take an urgent decision; comments were received and forwarded to the cabinet member and questions were responded to by officers.

6.5 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.

7. Recommendation

7.1 The Cabinet Member is asked to agree to sell the land parcels as set out in the exempt report and to delegate authority to the Director of Infrastructure in consultation with the Cabinet Member to finalise the selected purchasers and terms of all the proposed sales.

8. Background Documents

No unpublished documents were considered by the Cabinet member on consideration of this matter

9. Contact details –

Matt Hyland, Economic Development Kings Hill Project Coordinator
03000 417102
Matt.hyland@kent.gov.uk

Rebecca Spore, Director of Infrastructure Strategic and Corporate Services
03000 416716
Rebecca.spore@kent.gov.uk