

From: Eric Hotson, Cabinet Member for Corporate and Democratic Services  
Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee – 18 January 2018

Decision No: 17/00092

Subject: **Disposal of Former Dover Road Community Primary School  
Playing Field, Dover Road, Northfleet, Gravesend**

Key decision – *Disposal of land with an anticipated capital receipt over £1m*

Classification: Unrestricted

Past Pathway of Paper: Published on Forward Plan

Future Pathway of Paper: Cabinet Member Decision

Electoral Divisions: Northfleet and Gravesend West

**Summary:** The report considers the proposed disposal of Former Dover Road Community Primary School Playing Field, Dover Road, Northfleet, Gravesend for housing development.

**Recommendation(s):**

The Property Sub-Committee is asked to consider and endorse or make a recommendation to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property in line with the heads of terms agreed with a preferred bidder, and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the sale and complete the transaction.

**1. Introduction & Overview**

- 1.1 The Former Dover Road Community Primary School Playing Field, Dover Road, Northfleet, Gravesend (“the Site”), shown outlined in red on the attached site plan, is approximately 1.47 acres. The field is relatively level open land located in a predominantly residential area adjacent to Dover Road. Access to the Site is to be determined as part of the development process. The Site is secured with fencing with no authorised public access and held freehold by KCC.
- 1.2 The Site has been vacant and unused since 2006. Prior to this, it was used for educational purposes as the dedicated remote playing field serving the Former Dover Road Community Primary School Playing Field, Dover Road, Northfleet, Gravesend

- 1.3 Education declared the former playing field site as surplus to requirements in September 2014.
- 1.4 Formal Education Funding Agency consents are not required due to there being 10 years passing without any educational use taking place on the site.
- 1.5 Following a competitive open market and informal tender process, a preferred purchaser has now been selected for recommendation on a conditional “subject to planning” for a residential development. The commercially sensitive details of this are available in the accompanying exempt report.

## **2. Marketing & Disposal**

- 2.1 The marketing strategy comprised promoting the site with development potential. Prospective buyers/developers were invited to make “unconditional” or “subject to planning” offers. Marketing particulars attached.
- 2.2 From the offers received, the top seven bidders made “best & final” bids clearly setting out any conditions along with proof of track record and funds to support their ability to perform.
- 2.3 A summary of the bids and details of the preferred bid being recommended and the top tier under bidders are included within the exempt report.
- 2.4 The preferred bidder has proposed a residential development.

## **3. Consultations**

- 3.1 Local Members were consulted prior to the marketing on 27<sup>th</sup> February 2017 and no objections were raised.

## **4. Equalities implications**

- 4.1. Not applicable.

## **5. Conclusions**

- 5.1 The proposed disposal, assuming planning is forthcoming, will generate a significant capital receipt to fund the Council’s Capital programme and to streamline the Council’s property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

## **6. Recommendations**

The Property Sub-Committee is asked to consider and endorse or make a recommendation to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property in line with the heads of terms agreed with a preferred bidder, and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the sale and complete the transaction.

## **7. Background Documents: none**

## **8. Contact details**

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