

From: Rebecca Spore, Director of Infrastructure

To: Eric Hotson, Cabinet Member for Corporate and Democratic Services

Decision No: 17/00093

Subject: **Disposal of Dorothy Lucy Care Home, Maidstone, Kent, ME15 7TA**

Key decision *Disposal of care home with an anticipated capital receipt over £1m*

Classification: Unrestricted

Past Pathway of Paper: Key decision 16/00007 discussed at the Adult Social Care and Health Cabinet Committee on 14 January and 10 March 2016
Proposed decision 1700093 discussed by Property Sub-Committee – 18 January 2018

Future Pathway of Paper: Cabinet Member Decision

Electoral Divisions: Maidstone South

Summary: The report considers the proposed disposal of the Dorothy Lucy Care Home, Maidstone, ME15 7TA

Recommendation(s):

The Cabinet Member for Corporate and Democratic Services is asked to agree to sell the property and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the sale with one of the bidders and complete the transaction.

1. Introduction & Overview

- 1.1 The Dorothy Lucy Care Home is held freehold by Kent County Council and comprises a former care home that ceased trading in April 2017. Following the key decision taken by the Cabinet Member for Adult Social Care, Graham Gibbens, (16/00007).
- 1.2 The site extends to approximately 1.6 acres and is shown outlined in red on the attached site plan. The property is about 2 miles south east of the County Town of Maidstone in a well populated mixed residential area. The site is broadly level with access off Northumberland Road.
- 1.3 The property is currently arranged to provide a purpose built (1985) 28 bedroom single storey care home (no en-suites). The property is vacant but retains its C2 (residential care home) use class planning status. We estimate the Gross External Area is circa 1,760 sqm.
- 1.4 Following a competitive open market and informal tender process, a recommendation has been made to Kent County Council to sell the property, on a conditional basis, to a care home provider. 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 for sale as both a care home and with residential development potential. Prospective buyers/developers were invited to make “unconditional” or “subject to planning” offers by a certain date. Marketing particulars are attached.
- 2.2 The top 6 bidders were then asked to make “best & final” bids setting out their intentions for the site, any conditions, proof of track record and funding to support their ability to perform.
- 2.3 The preferred bidder proposes to develop a new care home facility on the site.

3. Consultations

- 3.1 Local Members were consulted prior to the marketing on and no objections were raised.

4. Finance

An analysis comparing the risks of the conditional and unconditional offers is included in the accompanying exempt report.

5. Equalities implications

- 5.1. Not applicable.

6. Conclusions

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

7. Recommendations:

The Cabinet Member for Corporate and Democratic Services is asked to agree to sell the property and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the sale with one of the bidders and complete the transaction.

8. Background Documents: none

9. Contact details

Report Author: Sandra Ryan – Disposal Surveyor – Investment – Gen2
Tel: 03000 428599
Email: sandra.ryan@gen2.co.uk

Relevant Director: Rebecca Spore – Director of Infrastructure
Tel: 03000 416716
Email: rebecca.spore@kent.gov.uk