

KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TAKEN BY:

Eric Hotson - Cabinet Member for Corporate and Democratic Services

DECISION NO:

19/00022

Unrestricted

Key decision: YES

The taking of a lease of a new building on a lease in excess of 20 years.

Subject: Land at Meopham School – Taking of a long lease to Kent County Council for the benefit of Meopham Library

Decision:

As Cabinet Member for Corporate and Democratic Services, I agree:

(a) to the County Council taking a new lease of land at Meopham Academy of a term in excess of 20 years,

(b) to the Director of Infrastructure finalising the lease terms and completing the transaction.

Reason(s) for decision:

The County Council will need to take the lease to ensure it has an equivalent estate interest in the new Library, as it previously had in the former Library.

Equality Implications

n/a

Financial Implications

- A rent of £1 (one pound) per annum, if demanded. Each party to bear its own costs upon completion of the new lease.
- The running costs of the former Library and the new Library have increased which is representative of a stand alone building rather than an apportionment of costs based on the academy operating costs.

Legal Implications

In order to protect KCC's long term property interest KCC needs to enter into the long lease

Cabinet Committee recommendations and other consultation:

Mrs Spore (Director of Infrastructure) and Mr Wood (Head of Estates) were in attendance for this item.

1. Mr Hotson (Cabinet Member for Corporate and Democratic Services) introduced the report which set out the recommendation to enter into a new 999-year lease with Swale Academy Trust, for relocation of the new Meopham Library.

Mrs Spore then responded to comments and questions from Members, including the following: -

- a) Mrs Spore confirmed that she would provide further information to Members of the Committee outside of the meeting in relation to the costs that Kent County Council would incur.
 - b) Mrs Spore referred to the decision-making process within Kent County Council's constitution and explained the reasons behind the key-decision. Mr Watts confirmed that the record of decision that would be signed by the Cabinet Member for Corporate and Democratic Services could state the length of the lease.
 - c) Mrs Spore confirmed that she would provide further information to Members of the Committee outside of the meeting in relation to the tier in which Meopham Library was allocated.
2. RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services to enter into a new lease of land at Meopham Academy and for the Director of Infrastructure to finalise terms and complete the transaction, be endorsed.

Any alternatives considered and rejected:

N/A

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



signed



date