

From: Peter Oakford Cabinet Member for Finance, Corporate and Traded Services

To: Policy and Resources Cabinet Committee – 8th November 2019

Decision No: 19/00080

Subject: Disposal of Former Sittingbourne AEC and land to the rear, College Road, Sittingbourne, ME10 1LF

Classification: Report and Appendix 1 - For Publication

Appendix 2 - Exempt – not for publication. Paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended, refers.

Past Pathway of Paper: N/A

Future Pathway of Paper: None

Electoral Division: Swale

Summary:

The report considers the proposed disposal of Former Sittingbourne AEC and land to the rear, College Road, Sittingbourne, ME10 1LF

Recommendation(s):

The Policy and Resources Cabinet Committee is asked to consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell the property as outlined in the exempt appendix 2 and to delegate authority to the Director of Infrastructure to finalise the selected purchaser and terms of the proposed sale.

1. Introduction

1.1 The former AEC is a grade II listed former school building sitting on approximately 4.742 acres although approximately 2.7 acres of this is the former playing fields which remain open and will be subject to on-going insurance and maintenance. The main building, c.2,582sqm in size, is in good structural condition which is evidenced by a high level non-intrusive building condition survey. A number of pre-fabricated buildings exist to the rear of the main building and these are in varying conditions having obviously passed their expected life.

1.2 There is a grassland area to the west of the site which is signposted on site as private property. It is observed that a number of people use the playing fields as amenity space. A number of the trees are protected by statutory preservation orders on the perimeter of the site. The playing fields are not immediately developable as they fall outside the Settlement Boundary as adopted in early 2018 and are classed as an Important Local Countryside Gap and would

therefore contravene policy DM25, however they are well positioned to be promoted as developable land in the medium term.

2. Marketing

2.1. A full marketing campaign was undertaken by appointed agents in January 2019 culminating in offers being requested from interested parties by the start of February on an unconditional basis for;

- The Former Sittingbourne AEC and hardstanding (referred to as Site A) and,
- On a conditional basis for the land to the rear (referred to as Site B).

2.2 Considerable interest was shown during the marketing and 5 offers were received by the due date. Further discussions have been held with 3 of the parties to enable detailed comparison and consideration of these offers. A preferred bidder has been selected.

3. Policy Framework

3.1 This decision relates to the Kent County Council Policy Framework in securing a capital receipt to fund the Capital programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

4. Consultations

4.1 Local Member consultations were undertaken prior to the marketing and no comments were received.

5. Equality Impact Assessment

5.1 Not applicable

6. Recommendation(s)

Recommendation(s):

The Policy and Resources Cabinet Committee is asked to consider and either endorse or make recommendations on the Cabinet Member's proposed decision to sell the property as outlined in the exempt appendix 2 and to delegate authority to the Director of Infrastructure to finalise the selected purchaser and terms of the proposed sale.

7. Background documents

7.1 Site plans attached, appendix 1.

8. Author Details

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