

**From:** Brian Collins, Deputy Leader  
Rebecca Spore, Director of Infrastructure

**To:** Policy and Resources Cabinet Committee – 8 July 2025

**Subject:** Freehold Disposal of Sevenoaks Adult Education Centre, Hatton House, Bradbourne Road, TN13 3QN.

**Decision no:** 25/00049

**Key Decision:** *Yes, the decision involves expenditure or savings of maximum £1m.*

**Classification:** **Unrestricted report with exempt appendix D**, *not for publication under Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).*

**Future Pathway of report:** Cabinet Member Decision

**Electoral Division:** Sevenoaks Town - Richard Streatfeild (Liberal Democrats).

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**Is the decision eligible for call-in? Yes**

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**Summary:** This report considers the proposed disposal of Sevenoaks Adult Education Centre, Hatton House, Bradbourne Road, TN13 3QN.

**Recommendations:**

The Policy and Resources Cabinet Committee is asked to consider and endorse or make recommendations to the Deputy Leader on the proposed decision to agree:

1. the disposal of Sevenoaks Adult Education Centre, Hatton House, Bradbourne Road, TN13 3QN; and
  2. delegate authority to The Director of Infrastructure, in consultation with the Deputy Leader, to finalise the terms of the disposal and execution of all necessary or desirable documentation required to implement the above.
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**1. Introduction**

- 1.1 This report addresses the Council's intention to dispose of Sevenoaks Adult Education Centre (AEC), Hatton House, Bradbourne Road, TN13 3QN.
- 1.2 The site currently comprises the Sevenoaks AEC, housed in a building ('Hatton House') originally constructed in 1874 as a private residence as well as associated outbuildings and parking.

- 1.3 The site area is approximately 0.6ha with direct access via Bradbourne Road.
- 1.4 The site plan shows the redline boundary for the proposed disposal and is attached at Appendix B.
- 1.5 Exempt Appendix D includes more detailed and financial information which is commercially sensitive.

## **2. Background**

- 2.1 A service decision was taken in July 2024 which set out the change in focus and scope from Central Government in relation to the delivery of the Community Learning and Skills (CLS) service. As a result, the service will be delivered in a different way going forwards and the Sevenoaks Adult Education building will no longer be required. Decision 24/00046 sets this out in more detail. There are no other suitable KCC services that require use of the building and therefore the property will be surplus to the Council's requirements when it is vacated by the service in Summer 2025.
- 2.2 It is proposed to market the site through our appointed agents, and it is expected that the level of net sales receipts to KCC will be over the £1m delegated threshold, which will therefore require a Key Decision.

## **3. Options considered and dismissed, and associated risk**

- 3.1 **Reuse the site:** KCC has no operational requirement for the site – *Dismissed*.
- 3.2 **Continue to hold the site vacant in case of a future requirement:** Continuing to hold the site will leave the Council with ongoing costs for securing it against unauthorised access and potential claims for injuries arising from any trespassing. Continuing deterioration of the redundant buildings remains an inherent risk for KCC – *Dismissed*.
- 3.3 **Letting the property as part of the Tenanted Estate to generate an income:** The current buildings on the site are in poor condition and the prospect of securing a tenant is considered unlikely and unviable. KCC would forgo any capital receipt whilst this option was pursued – *Dismissed*.
- 3.4 **Disposal of the asset:** A freehold disposal will allow a capital receipt to be generated for reinvestment back into the Council's stated capital priorities and support the delivery of the Council's statutory obligations. Disposal will also eliminate holding costs associated with the property - *Recommended option*.

## **4. Financial implications**

- 4.1 The sale of the property will result in a capital receipt which will be reinvested back into the Council's Capital Programme.

- 4.2 The disposal will remove holding costs associated with the site, easing pressure on revenue budgets.
- 4.3 Further financial information is set out in the Exempt Appendix D.

## **5. Legal implications**

- 5.1 The Council has an overarching duty under s123 of the Local Government Act 1972 to obtain not less than best consideration in the disposal of property assets and it also has a fiduciary duty to the residents of Kent.
- 5.2 External legal advisors have been appointed in consultation with General Counsel.

## **6. Equalities implications**

- 6.1 The Key Decision to be taken by the Cabinet Member does not relate to a service delivery or change.
- 6.2 An Equalities Impact Assessment (EqIA) has been undertaken and has not resulted in any implications which might impact upon a disposal of the Council's interest; a copy of this is attached at Appendix C.

## **7. Data Protection Implications**

- 7.1 As part of this approval process and in the handling of the disposal of the site, Data Protection regulations will be observed.
- 7.2 A Data Protection Implication Assessment (DPIA) screening has confirmed that there are no DPIA implications and that a further DPIA assessment is not required in respect of this decision.

## **8. Other corporate implications**

- 8.1 None - This decision will not have any impact on other areas of the Council's work.

## **9. Governance**

- 9.1 A Key Decision is being sought in line with the Constitution and the Council's governance processes. The views of the local Member in accordance with the property management protocol will be sought and will be reported to the Cabinet Member before a Key Decision is taken.

## 10. Conclusions

10.1 The site has been declared surplus to the Council's operational requirements. In accordance with the Council's strategy of recycling assets to produce capital receipts for reinvestment into capital project priorities, it is recommended that this site is progressed for disposal.

10.2 An indicative timetable for the planned disposal is set out below:

Stage	Timescale
Marketing	Q3 2025
Bid Appraisal	Q4 2025
Exchange of contracts	Q1 2026
Completion of sale assuming unconditional sale	Q2 2026
Completion of sale assuming conditional sale	Q3 2027

10.3 In relation to the Asset of Community Value (ACV), Sevenoaks District Council was notified on 13 March 2025 of our intention to dispose of the property with this moratorium period ending on 13 September 2025.

10.4 The sale of the property will result in a capital receipt which will be reinvested back into the Council's Capital Programme.

10.5 The disposal of the property will remove holding costs associated with the property easing pressure on revenue budgets.

10.6 Subject to the necessary approvals being forthcoming, KCC will instruct solicitors and surveyors to prepare and execute a disposal strategy to affect a disposal in accordance with adopted KCC Freehold Property Asset Disposal Policy and its statutory and fiduciary obligations.

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### Recommendations:

The Policy and Resources Cabinet Committee is asked to consider and endorse or make recommendations to the Deputy Leader on the proposed decision to agree to:

1. the disposal of Sevenoaks Adult Education Centre, Hatton House, Bradbourne Road, TN13 3QN; and
2. delegate authority to The Director of Infrastructure, in consultation with the Deputy Leader, to finalise the terms of the disposal and execute all necessary or desirable documentation required to implement the above.

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## 11. Background documents

11.1 *Decision - 24/00046 - KCC CLS Adult Education Funding Reform*  
<https://democracy.kent.gov.uk/ieDecisionDetails.aspx?ID=2882>

## **12. Appendices**

12.1 Appendix A – Proposed Record of Decision

12.2 Appendix B – Site Plan

12.3 Appendix C – EQIA/ DPIA

12.4 Appendix D – Exempt Information

## **12. Contact details**

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