

Record of Decision

ORIGINATOR: Chief Finance Officer

REFERENCE: OPCC.D.037.26

TITLE: Sale of Surplus Land at Sutton Road Site

OPEN ☒ **CONFIDENTIAL** ☐

Reason if Confidential:

EXECUTIVE SUMMARY

The disposal of land at the Sutton Road site has been subject to a structured and transparent decision-making process over a number of years. The initial decision taken in May 2020 was for the sale of the complete site. With Kent Police Headquarters remaining at Sutton Road this was subsequently revised to only the land that was not required for operational policing.

Initial proposals were developed in 2024 through an options appraisal which considered site boundary and operational requirements. The Police and Crime Commissioner (PCC) sought independent advice to consider what value we could potentially expect for the sale, including the most appropriate way to sell the land to achieve the greatest value for money for the taxpayer. This determined that a direct conversation with a preferred bidder would achieve the best value for money.

In March 2025, the PCC approved the progression of negotiations with a preferred bidder. This decision set out a clear expectation that any agreement must demonstrate value for money and support the long-term estate strategy. This negotiation was undertaken by the Estates Department within Kent Police with oversight from Force Finance and the OPCC.

During 2025, work progressed to prepare the site for disposal to enhance the value for sale and to negotiate commercial terms. Regular reporting and oversight were provided through established governance arrangements, ensuring both operational and financial risks were appropriately managed.

In January 2026, a further paper was presented recommending acceptance of the negotiated terms. The PCC agreed to proceed to the legal stage, subject to finalisation of contractual arrangements.

Following detailed legal negotiations, this paper now presents the final position and seeks approval to complete the transaction. It is proposed that the PCC accepts the offer of £16.2m made by the preferred bidder for the surplus land.

The disposal represents a significant capital receipt and forms part of a broader approach to maintaining a sustainable and effective police estate. The funds received are classed as a capital receipt, and therefore can only be used on capital expenditure. These funds will be used to reduce the need to borrow for the capital programme in 2026/27 and 2027/28.

The decision has been taken with due regard to achieving best value for the public, balancing financial considerations with operational requirements.

RECOMMENDATION

The PCC is recommended to:

1. Approve the final terms negotiated for the sale of surplus land at the Sutton Road site.
2. Authorise completion of the sale and the execution of all necessary legal documentation; and
3. Note that the disposal has been progressed in accordance with previous approved decisions and established governance arrangements and continues to represent value for money.

DECISION

The PCC approves the final terms negotiated for the sale, and authorises completion and execution of all necessary legal documentation.

Chief Finance Officer:

Comments: I am satisfied that all options were considered in determining the sale of this land and I am assured that the maximum value for money has been achieved for the Kent taxpayer.

Signature:



Date: 12/06/2026

Chief Executive:

Comments: I am similarly satisfied that the full range of options has been considered, and that maximum value for money has been achieved for Kent residents, as well as meeting the operational needs of Kent Police.

Signature:



Date: 12/06/2026

POLICE AND CRIME COMMISSIONER FOR KENT

Comments: I believe that this represents the best value for tax payers and supports the long term operational and financial needs of Kent Police.

Signature:



Date: 12/06/2026

<u>BACKGROUND DOCUMENTS:</u>	Held by Kent Police.
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<u>IMPACT ASSESSMENT:</u> Police and Crime Plan <i>(please indicate which objectives decision/recommendation supports)</i>	A Sustainable Budget.
Has an Equality Impact Assessment been completed?	Yes ☐ No ☒ <i>(If yes, please include within background documents)</i>
Will the decision have a differential/adverse impact on any particular diversity strand? <i>(e.g. age, disability, gender reassignment, race, religion/belief, sex, sexual orientation, marriage/civil partnership, pregnancy/maternity)</i>	Yes ☐ No ☒