

PROPERTY SUB-COMMITTEE

Monday, 14th December, 2015

2.00 pm

Darent Room, Sessions House, County Hall, Maidstone





AGENDA

PROPERTY SUB-COMMITTEE

Monday, 14 December 2015, at 2.00 pm
Darent Room, Sessions House, County
Hall, Maidstone

Ask for: **Ann Hunter**
Telephone: **03000 416287**

Tea/Coffee will be available 15 minutes before the start of the meeting

Membership (7)

Conservative (4): Mr A J King, MBE (Chairman), Miss S J Carey,
Mr L B Ridings, MBE and Mrs P A V Stockell

UKIP (1) Mr C P D Hoare

Labour (1) Mr D Smyth

Liberal Democrat (1): Mrs T Dean, MBE

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

Webcasting Notice

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site or by any member of the public or press present. The Chairman will confirm if all or part of the meeting is to be filmed by the Council.

By entering the meeting room you are consenting to being filmed. If you do not wish to have your image captured please let the Clerk know immediately.

A - Committee Business

A1 Apologies and Substitutes

To receive apologies for absence and notification of any substitutes present

A2 **Declarations of Interest by Members in Items on the Agenda**

In accordance with the Members' Code of Conduct, Members are requested to declare any interests at the start of the meeting. Members are reminded to specify the agenda item number to which it refers and the nature of the interest being declared

A3 **Minutes of the meeting held on 23 September 2015 (Pages 5 - 8)**

To consider and approve the minutes as a correct record

Motion to exclude the press and public

That under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph(s) **xx** of Part 1 of Schedule 12A of the Act.

B - Key or significant Cabinet Member Decision(s) for recommendation or endorsement

B1 **East Kent Property Portfolio Acquisition (Pages 9 - 18)**

To consider and endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision as set out in the report

Peter Sass
Head of Democratic Services
(01622) 694002

Friday, 4 December 2015

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Darent Room, Sessions House, County Hall, Maidstone on Wednesday, 23 September 2015.

PRESENT: Mr N J D Chard (Substitute for Mr A J King, MBE), Miss S J Carey, Mr I S Chittenden, Mr C P D Hoare, Mr D Smyth and Mrs P A V Stockell

IN ATTENDANCE: Mrs R Spore (Director of Infrastructure) and Mrs A Hunter (Principal Democratic Services Officer)

UNRESTRICTED ITEMS

46. Apologies and Substitutes
(Item A1)

- (1) Apologies for absence were received from Mrs Dean, Mr King and Mr Ridings. Mr Chittenden and Mr Chard attended as substitutes for Mrs Dean and Mr King respectively.
- (2) Apologies were also received from Mr Cooke (Cabinet Member for Corporate and Democratic Services).
- (3) In the absence of Mr King (Chairman of the Property Sub Committee), Miss Carey (Vice-chairman) was in the chair.

47. Declarations of Interest by Members in Items on the Agenda
(Item A2)

There were no declarations of interest.

48. Minutes of the meeting held on 27 March 2015
(Item A3)

Resolved that the minutes of the meeting held on 27 March 2015 be approved as a correct record and signed by the Chairman.

49. Meeting Dates for 2016-17
(Item A4)

Resolved that meetings of the Property Sub Committee be held on Thursday 29 September 2016 and Tuesday 21 March 2017 and that the date of the meeting in March 2016 be confirmed at a later date.

50. Exclusion of the Public

- (1) The Chairman said she did not consider it possible for the sub-committee to consider the reports without reference to the exempt appendices and exempt

reports. She therefore proposed that the press and public be excluded from the meeting.

- (2) Resolved that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.
- (3) The Chairman said that Item C1 would be considered first as representatives from the Total Facilities Management contractors were waiting to give presentations.

51. Total Facilities Management - 2nd Biannual Review

(Item C1)

- (1) Rebecca Spore (Director of Infrastructure) and Tom Micklewright (PFI and FM Contracts Team Manager) introduced the report which gave an update on the performance of the three Total Facilities Management (TFM) contractors since the first biannual review in March 2015. Each of the three contractors gave a short presentation on their performance, service delivery and future plans and answered Members' questions.
- (2) In response to questions, Mrs Spore said that the contractors' performance was monitored monthly and quarterly and that there had been a marked improvement since the previous update to the sub-committee. She also confirmed that a list of key performance indicators had previously been presented to the sub-committee and further information would be supplied on request.
- (3) Resolved that:
 - (a) The performance of the Mid-Kent, West Kent and East Kent TFM contractors since the first biannual review be noted;
 - (b) The issues that had occurred and actions taken to resolve them be noted;
 - (c) The existing KCC contract governance in place to manage and monitor the performance of the Total Facilities Management Contracts be noted.

52. Approval to enter into new lease at Rainbow Lodge for the benefit of Wyvern School

(Item B1 and D1)

- (1) Andrew White (Estates Surveyor) introduced the open report at Item B1 on the agenda and the exempt report at Item D1 on the agenda which sought approval to enter into a new long lease with the governing body of Wyvern School, Ashford.
- (2) He answered questions from Members relating to the terms of the lease set out in the exempt report.

- (3) Resolved that the proposed decision by the Cabinet Member for Corporate and Democratic Services to enter into a new lease at Rainbow Lodge and for the Director of Infrastructure to finalise the terms and complete the transaction be endorsed.

53. Approval to enter into new lease at the Detached Playing Field at the former Chaucer Technology College, Spring Lane, Canterbury for the benefit of Barton Court Grammar School, Canterbury
(Item B2 and D2)

- (1) Andrew White (Estates Surveyor) introduced the open report at Item B2 on the agenda and the exempt report at Item D2 on the agenda which sought approval to enter into a new long lease with the governing body of Barton Court Grammar School, Canterbury.
- (2) He answered questions from Members relating to the terms of the lease set out in the exempt report. He also said that a letter had been written to the Department of Education on 11 September 2015 seeking confirmation that the former Chaucer Technology College site would revert to the County Council's ownership.
- (3) Resolved that the proposed decision by the Cabinet Member for Corporate and Democratic Services to enter into a new lease for the detached playing field to the former Chaucer Technology College and for the Director of Infrastructure to finalise the terms and complete the transaction be endorsed.

54. Strategic Acquisition, Maidstone
(Item D3)

- (1) Mrs Spore (Director of Infrastructure) introduced the report and gave a presentation. She then answered Members' questions.
- (2) Resolved that proposed decision to be taken by the Cabinet Member for Corporate and Democratic Services, as set out in the exempt report, be endorsed.

(Voting: For 5; Against 1; Abstentions 0)

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Agenda Item B1

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BETAKEN BY:

Gary Cooke, Cabinet Member for Corporate & Democratic Services

DECISION NO:

15/00109

For publication

Key decision: YES

Subject Matter

East Kent Property Portfolio Acquisition

Decision:

As Cabinet Member for Corporate & Democratic Services, I authorise the Director of Infrastructure in consultation with the Corporate Director of Finance and the Cabinet Member for Corporate and Democratic Services to:

1. Proceed with the acquisition of the East Kent Property Portfolio at an appropriate value within the requirements of the Property Investment Fund.
2. Finalise the terms of the transaction.
3. Enter into any necessary documents to effect the acquisition.

Reason(s) for decision:

The proposal is to acquire the 'East Kent Property Portfolio' to support the Councils Medium Term Financial Plan and the objectives of the Property Investment Fund. The transaction will maintain front line health service delivery where properties are occupied by tenants and enable land to be released for development.

Cabinet Committee recommendations and other consultation:

To be added following the Property Sub-Committee meeting on 14 December 2015

Any alternatives considered and rejected:

N/A

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

N/A

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signed

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date

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