

PROPERTY SUB-COMMITTEE

Friday, 8 July 2016

**3.00 pm or on the rising of the
Environment and Transport Cabinet Committee**

Darent Room, Sessions House, County Hall, Maidstone





AGENDA

PROPERTY SUB-COMMITTEE

Friday, 8 July 2016, at 3.00 pm
Darent Room, Sessions House, County
Hall, Maidstone

Ask for: **Theresa Grayell**
Telephone: **03000 416172**

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): Mr D S Daley and Mrs T Dean, MBE

UNRESTRICTED ITEMS

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

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 12 April 2016 (Pages 7 - 12)
To consider and approve the minutes as a correct record

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

- B1 New Ways of Working Programme - Refurbishment of Avenue of Remembrance, Sittingbourne, and St Peter's House, Broadstairs (Pages 13 - 22)

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

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 3 of Part 1 of Schedule 12A of the Act.

- B2 Disposal of land at Melbourne Avenue, Ramsgate (16/00063) (Pages 23 - 30)

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

- B3 Disposal of Former South Deal Primary School remote playing field, Freemans Way, Deal (14/00068c) (Pages 31 - 48)

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

- B4 Disposal of parcels of land at Foxwood School, Hythe, Highview School, Folkestone, Chaucer School, Canterbury, Rowhill School, Wilmington and Astor Of Hever School, Maidstone (16/00065) (Pages 49 - 78)

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

- B5 Disposal of former Spires Academy site, Bredlands Lane, Westbere, Canterbury, CT2 0HD (16/00061) (Pages 79 - 88)

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

- B6 East Kent Property Portfolio (16/00066) (Pages 89 - 106)

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

C - Performance Monitoring - no items

Peter Sass
Head of Democratic Services
(01622) 694002

Thursday, 30 June 2016

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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 Tuesday, 12 April 2016.

PRESENT: Mr A J King, MBE (Chairman), Miss S J Carey, Mr I S Chittenden (Substitute for Mrs T Dean, MBE), Mr C P D Hoare, Mr L B Ridings, MBE and Mrs P A V Stockell

ALSO PRESENT: Mr G Cooke

IN ATTENDANCE: Mrs R Spore (Director of Infrastructure), Mr D Fettes (Head of Property Operations) and Miss T A Grayell (Democratic Services Officer)

UNRESTRICTED ITEMS

60. Apologies and Substitutes

(Item A1)

Apologies for absence had been received from Mr D Smyth.

Mr I Chittenden was present in place of Mrs T Dean, MBE.

61. Declarations of Interest by Members in Items on the Agenda

(Item A2)

There were no declarations of interest.

62. Minutes of the meeting held on 14 December 2015

(Item A3)

RESOLVED that the minutes of the meeting held on 14 December 2015 are correctly recorded and they be signed by the Chairman. There were no matters arising.

63. New Ways of Working Programme - Refurbishment of Avenue of Remembrance, Sittingbourne, and St Peter's House, Broadstairs

(Item B1)

1. The Cabinet Member, Mr Cooke, introduced the report and advised the Committee that the proposed refurbishments could be financed within the existing budget. Mrs Spore added that the two sites concerned in the report made up the final phase of the New Ways of Working programme, and the refurbishment would ensure that both premises were fit for purpose.

2. A view was expressed from the Committee that the quality of the office accommodation at both sites was poor.

3. RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to award two building contracts to

undertake the New Ways of Working programme at the Avenue of Remembrance, Sittingbourne, and St Peter's House, Broadstairs, and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise terms and enter into the necessary agreements, be endorsed.

64. Motion to Exclude the Press and Public for Exempt Business

The Chairman advised the Committee that each of the remaining items of business included exempt information and could not be considered fully without reference to that information. He proposed the motion to exclude the press and public for the rest of the meeting.

RESOLVED 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 3 of Part 1 of Schedule 12A of the Act.

(OPEN ACCESS TO MINUTES)

65. Approval to enter into a new lease for West Kingsdown Children's Centre (15/00025)

(Item B2)

Mrs E Luxton, Operational Portfolio Manager, was in attendance for this item.

1. Mrs Spore and Mrs Luxton introduced the report and explained that the County Council was obliged under legislation to transfer the freehold of the built areas of the school to the Rochester Diocesan Board of Education, and that it would lease back the Children's Centre property from the Board.
2. RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to enter into a new lease for the West Kingsdown Children's Centre, and for the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise terms and complete the transaction, be endorsed.

66. Disposal of Swanley Technical College Playing Field, Cherry Avenue, Swanley (16/00009)

(Item B3)

Mr R Lemerle, Disposals Surveyor, was in attendance for this item.

1. The Cabinet Member, Mr Cooke, introduced the report and set out the background to the current proposal. Mr Lemerle responded to comments and questions from Members, as follows:-
 - a) detailed checks had been made of the track record and reputation of any company bidding to purchase and develop the site, so the County Council could satisfy itself that any such company was reliable and financially sound; and

- b) a Section 106 agreement had been negotiated with Sevenoaks District Council, to release the site from its former designation as open space, with the condition that 0.5 hectare remain as open space. The District Council had allocated the released site for residential development.
2. RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the selected purchaser and terms of the proposed sale, be endorsed.

67. Future Reporting - Outcomes of Property Disposals

1. The Chairman suggested that a retrospective report be made to each meeting of the Sub-Committee on the outcomes of property disposals, to illustrate what had been achieved as a result of each. So the report could include a full appraisal of outcomes and performance, it would be exempt from publication and would be considered in the closed part of the meeting. This suggestion met with the general agreement of those present.

68. Disposal of land at Dumpton Park Drive (adjacent to Holy Trinity Primary School) Broadstairs (14/00068b) *(Item B4)*

Mr S Dodd, Disposal, Acquisition and Development Surveyor, was in attendance for this item.

1. The Cabinet Member, Mr Cooke, introduced the report and set out the background to the current proposal. Mr Dodd responded to comments and questions from Members, as follows:-
 - a) the site proposed for disposal was adjacent to, but not part of, land which had recently been awarded village green status, so was available to be built on; and
 - b) the site was identified for housing in the Local Plan.
2. RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services;
 - a) to sell the property, in line with the heads of terms agreed with a preferred bidder; and
 - b) in the event of the deal with the preferred bidder proving abortive, for any reason, to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to select a new purchaser from the underbidders and agree terms of the proposed sale in line with Section 123 requirements,

be endorsed.

69. Approval for the County Council to take a new lease from the Kent SEN Trust School at Park Farm Road, Folkestone, for the benefit of the Disabled Children's Service
(Item B5)

Mr J Grimes, Estates Surveyor, was in attendance for this item.

1. The Cabinet Member, Mr Cooke, introduced the report and explained that the proposed decision was linked to the Special Schools Review, although that review would not impact on the proposed new lease arrangements. Mrs Spore added that the new joint County Council and Health Service facility, for which the new lease was proposed, would provide health services for children at the new combined Special Educational Needs school and in the surrounding area.
2. The new facility and the proposed new lease were welcomed.
3. RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to enter into a new lease at the Foxwood and Highview SEN School on Park Farm Road, Folkestone, and for the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise terms and complete the transaction, be endorsed.

70. Total Facilities Management - Bi-annual Review
(Item C1)

1. Mr Fettes introduced the report and presented a series of slides which set out additional performance data for the Total Facilities Management contracts across Kent, which added to the summaries of performance included in the restricted part of the report. This information included the deductions made in contract payments for performance below target level, data on statutory compliance and health and safety compliance levels and the volume of call centre activity. Key points highlighted were as follows:
 - a) there had been no reportable health and safety incidents so far in the contract period, a good achievement across a contract of such a size; and
 - b) a campaign to encourage all staff to log calls and give feedback on service received would support good service delivery and allow longer-term service planning.
2. Mr Fettes and Mrs Spore responded to comments and questions from Members, as follows:
 - a) Mr Fettes was thanked for his honest appraisal of contract performance, which it had not been possible to obtain from data collected for previous contracts. The sanction of financial penalties for poor performance was welcomed;
 - b) Mr Fettes clarified that the statutory risk assessments undertaken at premises related to issues such as gas and electrical safety certification and checking for the presence of asbestos. Mrs Spore assured Members

that there had been no health and safety incidents or insurance risk to the County Council;

- c) assessment and recording of non-statutory issues, for example, of general daily functions such as cleaning and security, included planned and unplanned activity such as routine and reactive maintenance. To achieve service excellence depended on good monitoring of both statutory and non-statutory issues;
 - d) Mr Cooke added that performance monitoring of the Total Facilities Management contracts had highlighted the benefits to the County Council of having engaged more than one provider, as the ability to compare the performance of the three providers would encourage each to raise their game; and
 - e) the improvement in performance evidenced in the current contracts, and the related reduction in the number of payment deductions needing to be made, was welcomed. The ability to monitor performance regularly allowed increased transparency.
3. RESOLVED that the current performance of the Total Facilities Management contractors, and the existing County Council contract governance in place to manage and monitor the performance of the Total Facilities Management contracts, be noted.

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From: **Gary Cooke, Cabinet Member for Corporate and Democratic Services**

Rebecca Spore, Director of Infrastructure

To: **Property Sub-Committee – 8 July 2016**

Decision No: 16/00044a and 16/00044b

Subject: **New Ways of Working Programme – Refurbishment of Avenue of Remembrance, Sittingbourne, and St Peter’s House, Broadstairs**

Key decision

Classification: **Unrestricted**

Past Pathway of Paper: this is the first committee to consider this report

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Swale Central and Broadstairs and Sir Moses Montefiore

Summary: This report updates the Property Sub-Committee on the New Ways of Working Programme implementation in respect of recent and updated tendered construction costs and proposes that two building contracts to undertake the New Ways of Working Programme at the Avenue of Remembrance and St Peter’s be awarded.

Recommendation(s):

The Property Sub-Committee is asked to:

Consider and endorse or make a recommendation to the Cabinet Member for Corporate and Democratic Services on the proposed decision to award two building contracts to undertake the New Ways of Working Programme at the Avenue of Remembrance, Sittingbourne, and St Peter’s House, Broadstairs, and delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise terms and enter into the necessary agreements.

1. Introduction

1.1 A report was presented to the Property Sub-Committee in March 2016 for consideration and approval for the New Ways of Working (NWW) Programme to implement and progress two projects in the East Kent region.

- 1.2 The immediate refurbishment projects currently planned to be progressed are at the Avenue of Remembrance (Sittingbourne) and at St Peter's House (Broadstairs).
- 1.3 These hub office facilities in the East Kent region provide critical key front-line social care operational delivery to some of the most disadvantaged in the County. The buildings already contain office space for social care staff, together with client contact space and essential Case Conference space. However, the existing space is very cellular, thus preventing the open-plan office environments that are required for different work styles, and the facilities have generally suffered from minimal maintenance regimes over the last several years and currently require significant improvement to the building services infrastructure, fabric and staff security to ensure that the buildings are warm, dry and safe, in addition to creating the NWW environment that the Programme seeks to deliver.
- 1.4 At the time of the last report it was noted that, subject to detailed investigative surveys, final competitive dialogue and elemental cost build-up it was hoped that the project costs would be contained within the estimated budget values. However, the detailed intrusive surveys have since unfortunately revealed that more significant and unexpected remedial works and improvements are necessary to the mechanical & electrical systems infrastructure of both buildings, whilst extensive adaptations are required to the structural configurations of the buildings in order to allow floor space to be opened up to create NWW working environments.
- 1.5 The development costs for these critical hub buildings, which have been cross-checked and ratified by competitive elemental tendering, have as a result significantly increased. The Property Sub-Committee is therefore requested to re-confirm its approval for the contracts to be awarded.
- 1.6 The Programme commenced delivery of individual projects in the west of the County in late 2013 and has since gradually progressed towards the east of the region. During this time, several leasehold facilities have been relinquished, thus contributing to a property revenue saving of over £1m in the current financial year and an overall £5.3m saving delivery by the Programme implementation, whilst key freehold hub facilities have been refurbished and upgraded to a good standard to support Operational delivery.
- 1.7 The tendering for the building work packages is currently in progress, but unlikely to be fully concluded until the end of April 2016.

2. Financial Implications

- 2.1 The Programme has an approved capital expenditure value of £34.7m and expended and committed approximately £32.9m on implementations to date, with the most recent significant costs incurred as a result of the completion of the acquisition of Brook House in Whitstable.
- 2.2 The updated inclusive costs for the building refurbishment projects for Avenue of Remembrance and St Peters House are now indicated at be £1.85m and £2.30m respectively.

- 2.3 As a result, the current situation is that the Programme requires an additional capital funding input of £2.4m to offset the increased construction costs and additional works associated with previous incorporation of Case Conference facilities at hub locations across the county and in order to complete the planned upgrade works, particularly in the East Kent area.
- 2.4 The ability to use significant elements of the Modernisation of Asset funding stream to offset this additional cost requirement is limited. The Property and Infrastructure Directorate has confirmed that a maximum of £500k of MoA monies already assigned to the East Kent buildings can be adopted by the NWW Programme to mitigate part of the current financial challenge in redeveloping the Avenue of Remembrance and St Peter's House buildings.
- 2.5 In addition, the Programme is planning to incorporate a number of sustainable energy design features into the East Kent hubs, for example LED lighting throughout the buildings, potential ground source heat pumps to replace expensive electrical heating systems at St Peter's House, integrated Building Management Control systems to coordinate the separate elements of new mechanical and electrical services infrastructure and potential roof-mounted photo-voltaic units at St Peter's House to allow free solar energy to further reduce energy consumption.

Whilst the detailed analysis of the various elemental costs and calculated carbon emission reduction is being assessed at present, the current best estimate is that approximately £300k of energy efficient design features will be installed at Avenue of Remembrance and St Peter's House as part of the NWW upgrade works with c.£37k p.a. energy savings being derived as a result. Based on this preliminary estimate, we anticipate that we will be able to secure a 100% interest-free capital loan from Salix for the c.£300k capital cost as part of their established public sector finance arrangements and which have previously been extensively adopted by KCC.

- 2.6 The full implementation of the NWW Programme will allow a further disposal of a number of freehold properties. Green Porch House in Sittingbourne, Apollo House in Ramsgate and part of the site area at The Willows in Swanley will all be able to be disposed of by KCC after conclusion of the Programme implementation. We anticipate that the net capital receipts generated by the disposal of each of these sites by virtue of the Programme implementation will be in the order of £1.5m at present values. This is currently unallocated and cannot be delivered without the completion of the Programme and it is proposed that the receipts from these disposals are used to mitigate the additional Programme costs.
- 2.7 In order to close the final funding gap, the Project team will collaborate with the building contractor and the design team to Value Engineer and endeavour to eliminate c.£100k of building costs and provisional sums, most likely within the fit-out elements shared between the two major schemes at Avenue of Remembrance and St Peter's House. This saving should be able to be achieved without significant detriment to the overall quality of the environment refurbishment or the provision of NWW accommodation.

- 2.8 The Programme was set a target to achieve an overall property revenue saving of £5.3m by 2017/18 and, at present, this is expected to be achieved with a modest increase to c.£5.46m. During 2016/17, the planned early relinquishing of leased space at Dartford Civic Centre will contribute to this target whilst the early acquisition of Brook House has enabled the leases for the building and car parking to be relinquished, thus adding c.£140k contribution to the revenue savings target.
- 2.9 The commitment to the contract award for both projects is currently outstanding, but if the contractor is now instructed to commence works during July 2016, we anticipate that the majority of construction works, essential fit out and occupation will be achieved during Q1/2017.
- 2.10 There are no legal implications stemming from the requested Delegated Authority or project delivery.
- 2.11 Full Equality Impact Assessments and any remedial activity will form part of the detailed project planning and delivery.
- 2.12 There are no Public Health implications stemming from the suggested Delegated Authority or project delivery.
- 2.13 The progression of these two projects aligns with the remainder of the delivery of the NWW Programme and will result in an improved estate profile and efficiencies.
- 2.14 The Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, will be responsible for the Delegated Authority in awarding the required Design & Build contracts for these two schemes.

3. Conclusions

- 3.1 The progression of two office refurbishment projects in East Kent, namely Avenue of Remembrance in Sittingbourne and St Peter's House in Broadstairs, form a key part of the remaining elements of the New Ways of Working Programme.
- 3.2 The confirmed tendered detailed costs for both projects are unfortunately in excess of previous estimates and approved amounts, however the additional capital funding required to mitigate this is able to be provided by a combination of site disposal receipts, MoA funding and interim Salix loan, the latter being serviced by means of revenue savings from energy use reduction.

4. Recommendation(s):

The Property Sub-Committee is asked to:

Consider and endorse or make a recommendation to the Cabinet Member for Corporate and Democratic Services on the proposed decision to award two building contracts to undertake the New Ways of Working Programme at the Avenue of Remembrance, Sittingbourne, and St Peter's House, Broadstairs, and delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise terms and enter into the necessary agreements.

5. Contact details

Report Author:

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Bob.Appleby@kent.gov.uk

Relevant Director:

Rebecca Spore

Director of Infrastructure

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Rebecca.Spore@kent.gov.uk

Background documents: none

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00044a

For publication

Key decision*

Expenditure or savings of > £1m

Subject: New Ways of Working Programme Strategy and Proposal to Develop Premises for an East Kent Office Hub

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to

1. The continued implementation of the New Ways of Working Programme in the East Kent region;
2. The award of a Design & Build contract to undertake the refurbishment of the Avenue of Remembrance building in Sittingbourne as set out in the report, subject to project costs remaining within the stated budget;
3. That the Executive Scheme of Delegation for Officers set out in Appendix 2, Part 4 of the Constitution (and the directorate schemes of sub-delegation made there under) provides the governance pathway for the implementation of this decision by officers. In this instance, the Director of Property, Infrastructure & Support (on behalf of the Corporate Director of Strategic & Corporate Services) will take all such steps as are necessary to implement the decision.

Reason(s) for decision:

To deliver the final elements of the accommodation strategy for East Kent as set out in the New Ways of Working Programme

Cabinet Committee recommendations and other consultation:

The proposed decision will be considered by the Property Sub-Committee and any comments and recommendations will be included here after the meeting and considered by the Cabinet Member when taking the decision.

Any alternatives considered:

As set out in the report

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

To be added when the decision is made

KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00044b

For publication

Key decision*

Expenditure or savings of > £1m

Subject: New Ways of Working Programme Strategy and Proposal to Develop Premises for an East Kent Office Hub

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to

1. The continued implementation of the New Ways of Working Programme in the East Kent region;
2. The award of a Design & Build contract to undertake the refurbishment of the St Peters House building in Broadstairs as set out in the report, subject to project costs remaining within the stated budget;
3. That the Executive Scheme of Delegation for Officers set out in Appendix 2, Part 4 of the Constitution (and the directorate schemes of sub-delegation made there under) provides the governance pathway for the implementation of this decision by officers. In this instance, the Director of Property, Infrastructure & Support (on behalf of the Corporate Director of Strategic & Corporate Services) will take all such steps as are necessary to implement the decision.

Reason(s) for decision:

To deliver the final elements of the accommodation strategy for East Kent as set out in the New Ways of Working Programme

Cabinet Committee recommendations and other consultation:

The proposed decision will be considered by the Property Sub-Committee and any comments and recommendations will be included here after the meeting and considered by the Cabinet Member when taking the decision.

Any alternatives considered:

As set out in the report

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

To be added when the decision is made

From: Gary Cooke, Cabinet Member for Corporate and Democratic Services
Rebecca Spore Director of Infrastructure

To: Property Sub-Committee - 8 July 2016

Decision No. 16/00063

Subject: Disposal of Land at Melbourne Ave, Ramsgate.

Classification: Unrestricted

Past Pathway of Paper: Published on Forward Plan

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Ramsgate

Summary: The report provides information concerning the proposed disposal of Land at Melbourne Ave, Ramsgate in terms of financial implications and offers received to date of which the Property Sub-Committee should be aware in considering the Cabinet Member's proposed decision to sell the land.

Recommendation: The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

1. Introduction

1.1 The property comprises a relatively level site of approx. 3.75 acres.

2. Marketing

2.1 The property is currently on the market seeking both conditional and un conditional offers to test the appetite of developers and any offers will be assessed against the disposal projections, holding costs, and any planning cost to see if an accelerated disposal is financially attractive.

2.2 Following the receipt of bids, a detailed assessment will be undertaken of each bid received and in discussion with Finance it is proposed a decision will be taken as to whether to progress with the most economically favourable unconditional or conditional bid.

3. Bold Steps for Kent and Policy framework

3.1 This decision relates to the Bold Steps for Kent in securing a capital receipt to fund the Capital programme and to streamline the Councils property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

4. Consultations

4.1 Local member consultations are being undertaken prior to marketing.

5. Recommendation

The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

4. Background Documents

Site plan.

5. Contact details –

Director of Infrastructure

Rebecca.Spore@kent.gov.uk

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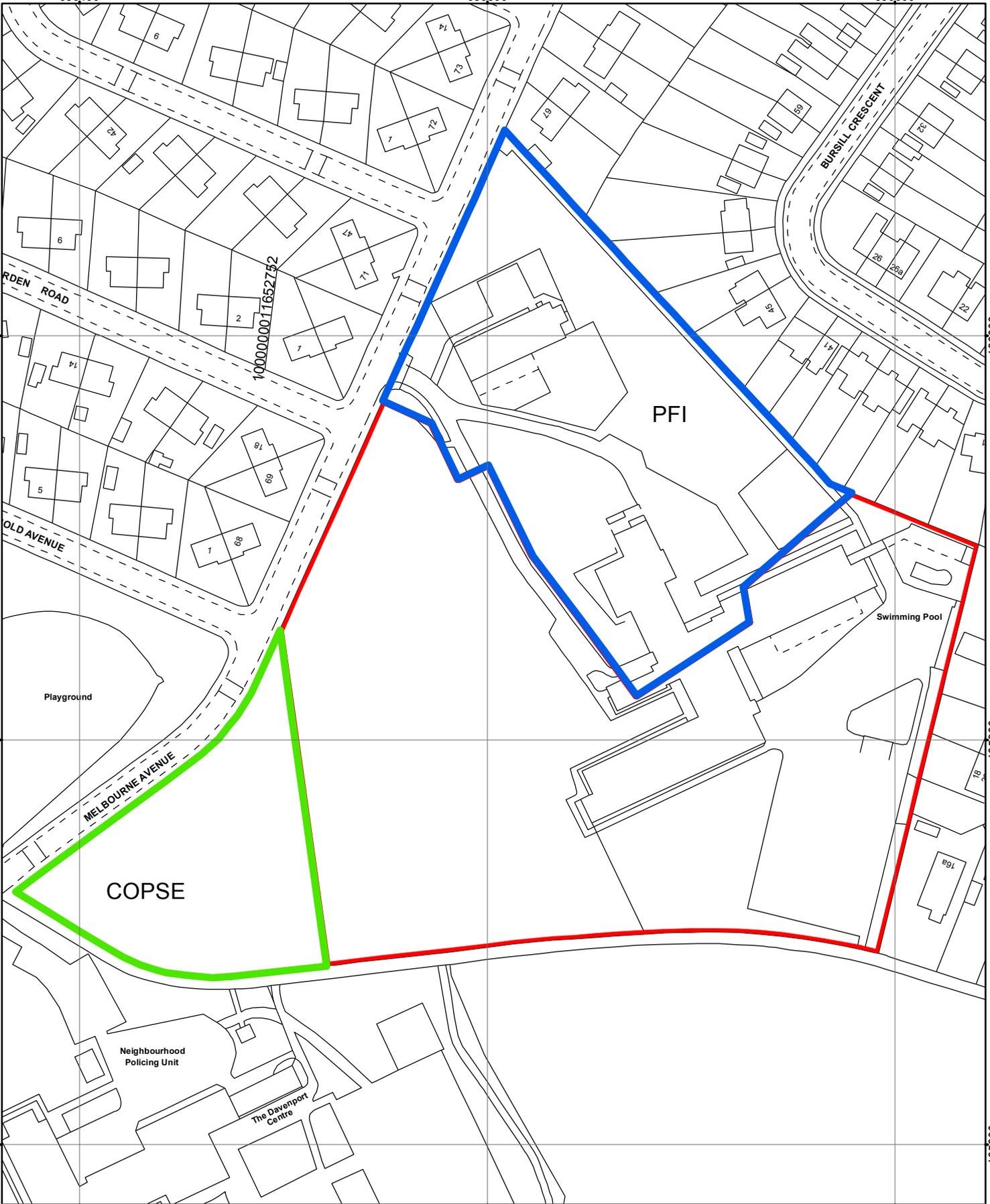
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MasterMap

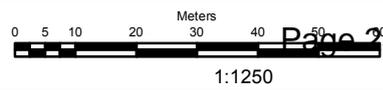
**FORMER NEWINGTON
INFANTS SCHOOL
MELBOURNE AVENUE
RAMSGATE**



**PROPERTY AND
INFRASTRUCTURE SUPPORT**
County Hall, Maidstone
Kent ME14 1XQ
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Drawn By
KP

Date
FEB 2016



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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke – Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00063

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

Key decision

Decisions which should be regarded as Key Decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:

(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan

Subject:

Disposal of Former Newington Primary School, Melbourne Ave, Ramsgate, Kent

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

Reason(s) for decision:

The site has been identified as surplus to the Councils requirements. The proceeds from any disposal will support the delivery of the Councils medium Term Capital Programme and to streamline the property portfolio to achieve financial and efficiency benefits in line with the appropriate property policy.

Cabinet Committee recommendations and other consultation:

The Property Sub-Committee will consider the matter on 8 July and the outcome of this will be included in the paperwork which the Cabinet Member will be asked to sign when taking the decision.

Any alternatives considered:

The site has been declared surplus to the requirements of the County Councils operational requirements.

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

none

.....
signed

.....
date

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

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From: Gary Cooke, Cabinet Member for Corporate and Democratic Services;
Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee – 8 July 2016

Decision No: 14/00068c

Subject: Disposal of Former South Deal Primary School Remote Playing Field, Freemens Way, Deal

Key decision – *Disposal of land with an anticipated capital receipt over £1m*

Classification: Unrestricted

Past Pathway of Paper: Published on Forward Plan (2014)

Future Pathway of Paper: Cabinet Member Decision

Electoral Divisions: Deal

Summary: The report considers the proposed disposal of Former South Deal Primary School Remote Playing Field, Freemens Way, Deal for housing and sports facility development.

Recommendation(s):

The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property in line with the heads of terms agreed with a preferred bidder, and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the sale and complete the transaction.

1. Introduction & Overview

- 1.1 The Former South Deal Primary School Remote Playing Field (“the Site”) shown outlined in red on the attached site plan is approximately 9.1 acres in extent. The field is relatively level open land located in a predominantly residential area adjacent to a cemetery and allotments to the north. Access to the Site is via Freemens Way. The Site is secured with fencing with no authorised public access and held freehold by KCC.
- 1.2 The Site has been vacant and unused since 2006. Prior to this, it was used for educational purposes as the dedicated remote playing field serving the Former South Deal Primary School before the school amalgamated with Mongeham Primary School to create Hornbeam Primary School, Mongeham Road. The former South Deal school site on Mill Road was subsequently declared surplus and sold in 2007 for housing development.

- 1.3 Education declared the former playing field site as surplus to requirements in August 2008. The current AEO (David Adams) reaffirmed Education's support of the proposed disposal in February 2016.
- 1.4 Formal EFA consents are not required due to there being 10 years passing without any educational use taking place on the site by the time a sale contract Exchanges.
- 1.5 Following a competitive open market and informal tender process, a preferred purchaser has now been selected for recommendation on a conditional "subject to planning" for a residential and sports facilities development. The commercially sensitive details of which are available in the Exempt report.

2. Marketing & Disposal

- 2.1 The marketing strategy comprised of promoting the site with development potential with reference to our illustrative housing scheme with football pitches and as supported by pre-application feedback from Dover's Planning Department. Prospective buyers/developers were invited to make "unconditional" or "subject to planning" offers. Marketing particulars attached.
- 2.2 From the offers received, the top three bidders were then interviewed and invited to make their "best & final" bids clearly setting out any conditions along with proof of track record and funds to support their ability to perform.
- 2.3 A summary of all the bids and details of the preferred bid being recommended and the top tier under bidders are included within the Exempt report.
- 2.4 It is proposed that the preferred bidder will develop the proposed football pitches and facilities to an agreed specification to meet planning requirements.

3. Consultations

- 3.1 Local Members were consulted prior to the marketing and no comments were received.

4. Conclusions

- 4.1 The proposed disposal, assuming planning is forthcoming, will generate a significant capital receipt to fund the Council's Capital programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.
- 4.2 In addition, a new sporting facility will be created placing a significant part of this unused site back into beneficial community use to meet DDC's identified demand.

5. Recommendations:

The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property in line with the heads of terms agreed with a preferred bidder, and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the sale and complete the transaction.

6. Background Documents

- Site Plan (Appendix 1)
- Agent's Marketing Particulars (Appendix 2)

7. Contact details

Report Author:

Simon Dodd - Disposal, Acquisition & Development Surveyor

Tel: 03000 416032

Email: simon.dodd@kent.gov.uk

Relevant Director:

Rebecca Spore – Director of Infrastructure

Tel: 03000 416716

Email: rebecca.spore@kent.gov.uk

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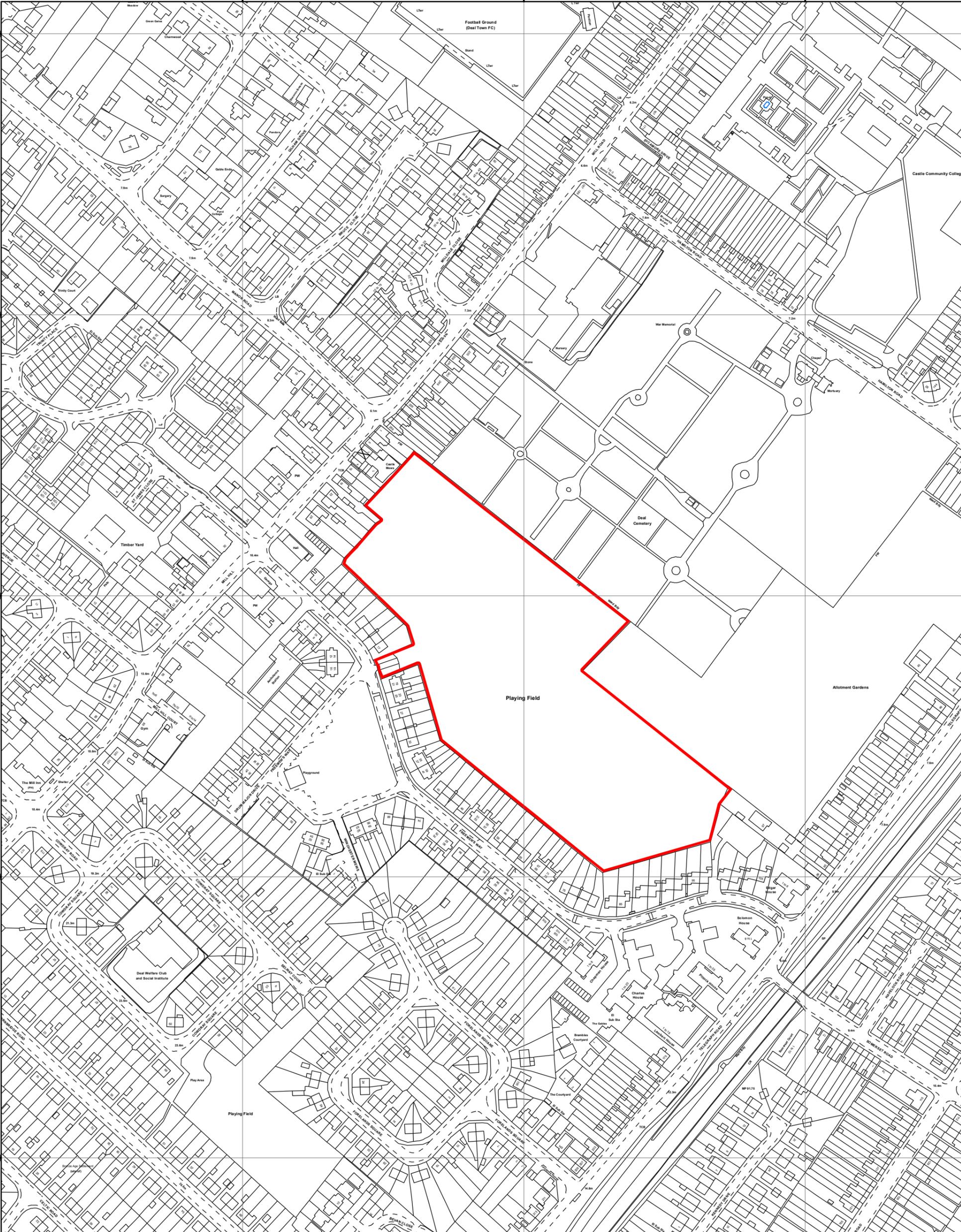
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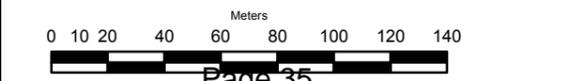
LAND AT
 FREEMANS WAY
 DEAL
 CT14 9DH
 UPRN: 55860100



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Drawn By
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Date
 APR2013



Drawing No.
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PROPERTY AND
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 County Hall, Maidstone
 Kent ME14 1XQ
 Tel:08458 247247

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On the instructions of Kent County Council



c. 3.69 ha (c. 9.1 acres) Residential Development Site

Unconditional or Conditional (subject to planning) offers invited



Former Playing Field

Freemen's Way

Deal

Kent, CT14 9DQ

For Sale

Location

Located in Deal, the site is approximately 1 mile south of Deal town centre which offers a range of local shops and services. A wider range of shopping and leisure facilities can be found in the towns of Dover to the south or Canterbury to the west.

The site is around 1 mile from both Deal and Walmer railway stations. These offer High Speed services to London St Pancras with a journey time around 1 hour and 30 minutes as well as a regular service to London Cannon Street with a journey time around 2 hours and 15 minutes.

The A2 is 6 miles to the south and junction 2 of the M25 is approximately 1 hour by car to the west.



Site Description

The site extends to c. 3.69 ha (c. 9.1 acres) in size and is generally regular in shape and level. Previously a playing field it is understood that it has been vacant since 2006. It is mainly laid to grass with some mature trees and hedgerows to the boundaries. The surrounding area is predominantly residential with a cemetery and allotment gardens to the north. It is understood that a maintenance programme is in place in terms of routine grass cutting.

Pre-Application Planning Advice

- The site is a former primary school remote playing field that has been out of use since 2006 when the school amalgamated with Mongeham Primary School to create Hornbeam School on Mongeham Road.
- It is currently allocated in Dover District Council's Core Strategy as a designated area of Open Space although is secure and there is no formal public access. Although the site has been dormant for over 5 years it's Open Space designation means Sport England are a statutory consultee.
- DDC's Policy DM25 only allows for the loss of designated Open Space in exceptional circumstances and states "where a replacement area with at least the same qualities and equivalent community benefit, including ease of access, can be made available". DDC's Sports Strategy identifies a substantial shortfall in youth football pitches locally.
- Following consultation with DDC officers at pre-app, an illustrative scheme was prepared by DHA Planning showing 90 dwellings (comprising 12 no. 2 bed flats; 32 no. 2 bed houses; 38 no. 3 bed houses and 9 no. 4 bed houses in line with current planning policy density/mix. In addition the scheme shows a Local Equipped Area for Play (LEAP) together with two Football Association standard youth football pitches, parking and changing facilities .
- Kent FA and Local clubs have been informally approached by KCC to assess potential demand in order to support any planning application. Two local clubs have expressed an interest in taking a lease on the youth football facilities upon practical completion.

Surplus Declaration

- It is understood the site was formally declared surplus by Education in August 2008 following the School closing in August 2007.
- The Area Education Officer supports the proposed disposal and the site's disposal is also endorsed by KCC's Infrastructure Asset Review Board.
- Evidence has been collated from KCC officers along with the school's former caretaker and head teacher that supports the playing field not having been used since Summer 2006. Therefore, in respect of Schedule 1 and Section 77 consents from Department of Education it is understood only a self-certified class consent will be necessary by the time any sale takes place as 10 years will have passed.

Further Information

Copies of the proposed site layout plan, Pre-Application feedback and other reports are available to be downloaded from our website at www.rpclandandnewhomes.co.uk.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service the proposed development.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The site can be viewed from the public highway in daylight hours. Should you require a more detailed inspection of the site or the existing property, prior arrangement will need to be made through the agent.

Offers

Unconditional and Conditional (subject to planning) offers are invited for the freehold by way of informal tender. All offers must be made in writing to be received on or before **12 noon of Friday 22nd April 2016**.

Unconditional bids must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of contracts.

Conditional (subject to planning) bids must be accompanied by a detailed development proposal (with plans), details of your planning strategy, details of any on-site due diligence required prior to an exchange of conditional contracts, an indication of the contract timing and confirmation of the funding arrangements.

The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes Tel: 01634 835900
155 High Street Mob: 07904 372142
Rochester Email: g.dowd@rpcland.co.uk
Kent, ME1 1EL

www.rpclandandnewhomes.co.uk



Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of all relevant Consumer Protection Regulations but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

14/00068c

For publication

Key decision:

Decisions which should be regarded as Key decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:
(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan.

Subject:

Disposal of Former South Deal Primary School Remote Playing Field, Freemens Way, Deal

Proposed Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of Former South Deal Primary School Remote Playing Field, Freemens Way, Deal on the terms set out in the appended exempt report and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services to finalise the terms of the sale and complete the transaction.

Reason(s) for decision:

The disposal will secure a capital receipt to fund the Capital Programme and streamline the property portfolio to achieve financial and efficiency benefits in line with appropriate property policy

Cabinet Committee recommendations and other consultation:

The Property Sub-Committee will consider the matter on 8 July and the outcome of this will be included in the paperwork which the Cabinet Member will be asked to sign when taking the decision.

Any alternatives considered:

This site has been declared surplus to the Council's property portfolio.

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

None

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signed

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date

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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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From: Gary Cooke, Cabinet Member for Corporate and Democratic Services
Rebecca Spore Director of Infrastructure

To: Property Sub-Committee - 8 July 2016

Decision No. 16/00065

Subject: Disposal of parcels of land at Foxwood School, Hythe; Highview School, Folkestone; Chaucer School Canterbury; Rowhill School Wilmington; and Former Astor of Hever farm site in Maidstone.

Classification: Unrestricted.

Past Pathway of Paper: Published on Forward Plan

Future Pathway of Paper: Cabinet Member Decisions

Electoral Division: Hythe, Folkestone North East, Canterbury South East, Wilmington and Maidstone Central.

Summary: The report provides information concerning the proposed disposal of five land parcels known as Foxwood, Hythe; Highview, Folkestone; Chaucer, Canterbury; Rowhill, Wilmington; and the Former Astor of Hever Farm site in Maidstone which are surplus to the Council's requirement.

Recommendation: The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member on the proposed decision to sell the properties and to delegate authority to the Director of Infrastructure, in conjunction with the Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

1. Introduction

1.1 A brief description of each site is as follows.

1.2 Foxwood. The site comprises 15.66 acres of tiered land close to the seafront.

1.3 Highview. The site comprises 4.3 acres in a residential position close to the town centre.

1.4 Rowhill. The site comprises 3.66 acres part of which is green belt

1.5 Chaucer. The site comprises 4.3 acres in a residential position close to the town centre.

1.6 Astor of Hever. The site comprises 5.78 acres in a residential area with easy access to the town centre

2. Marketing

2.1 It is proposed to progress with the marketing of these sites during the summer to test the appetite for unconditional or conditional offers to be individually assessed against the disposal projections, holding costs, and any planning cost to see if an accelerated disposal is financially attractive.

2.2 Following the receipt of bids in September, a detailed assessment will be undertaken of the bids received and in discussion with Finance it is proposed a decision will be taken as to whether to progress with the most economically favourable unconditional or conditional bid.

3. Bold Steps for Kent and Policy framework

3.1 This decision relates to the Bold Steps for Kent in securing a capital receipt to fund the Capital programme and to streamline the Councils property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

4. Consultations

4.1 Local member consultations are being undertaken prior to marketing.

5. Recommendation

The Property Sub-committee is asked to consider and either endorse or make recommendations to the Cabinet Member on the proposed decision to sell the properties and to delegate authority to the Director of Infrastructure, in conjunction with the Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

4. Background Documents

Site plans.

5. Contact details –

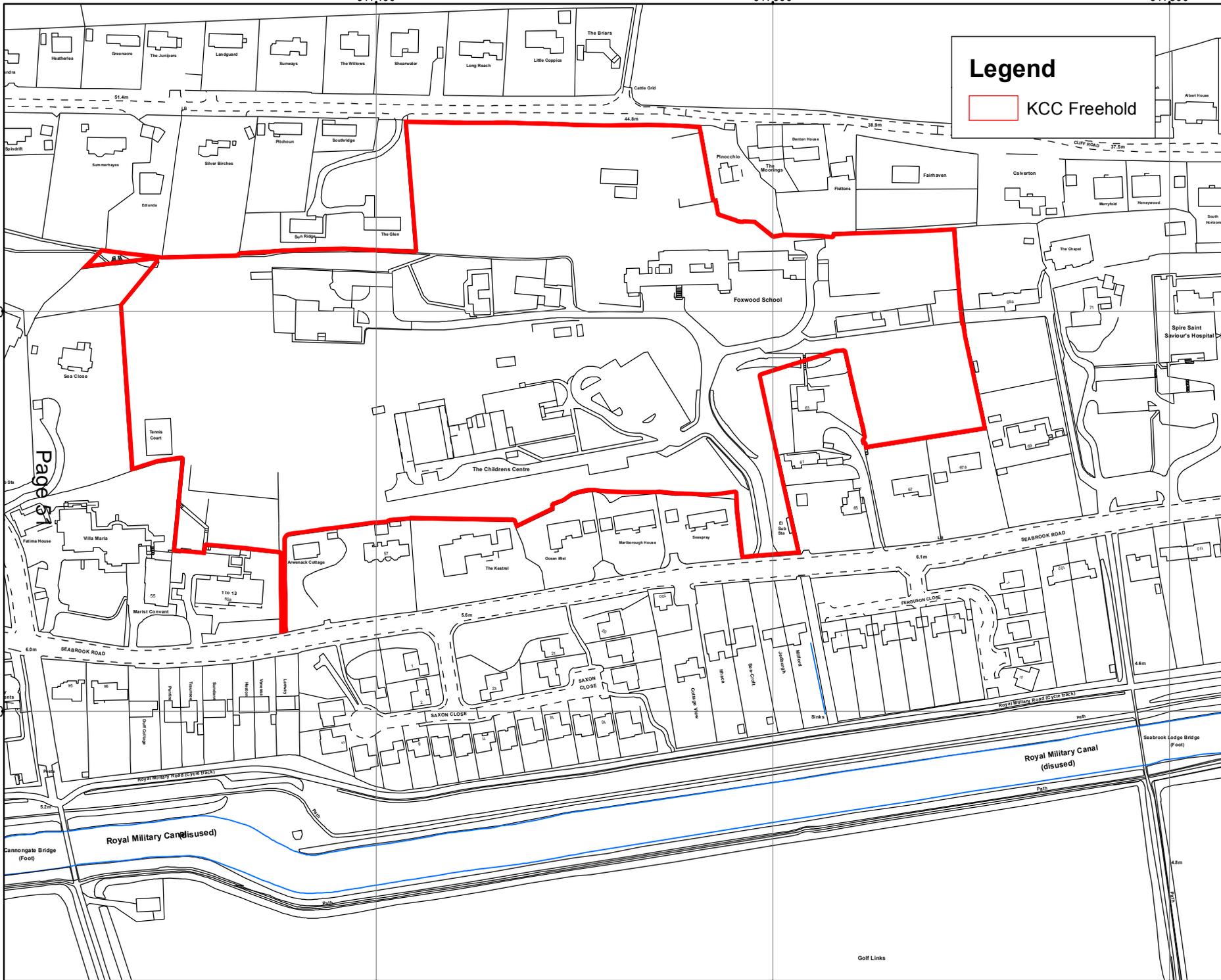
Director of Infrastructure

Rebecca.Spore@kent.gov.uk

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KCC Freehold



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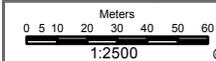
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Tel:08458 247247

Drawing Title

FOXWOOD SCHOOL
SEABROOK ROAD
HYTHE
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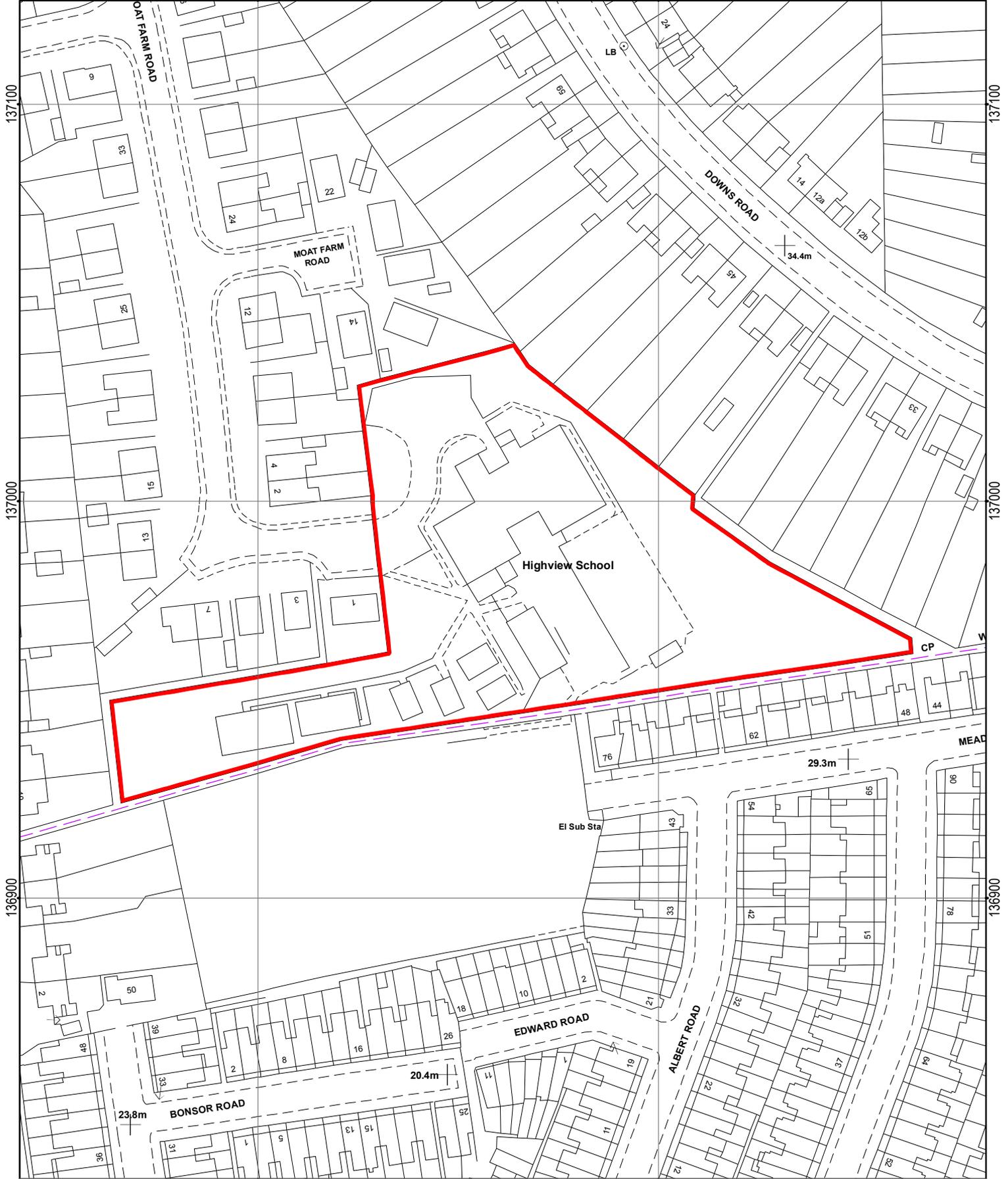
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Golf Links

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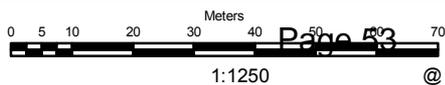
**HIGHVIEW SCHOOL
 MOAT FARM ROAD
 FOLKESTONE**



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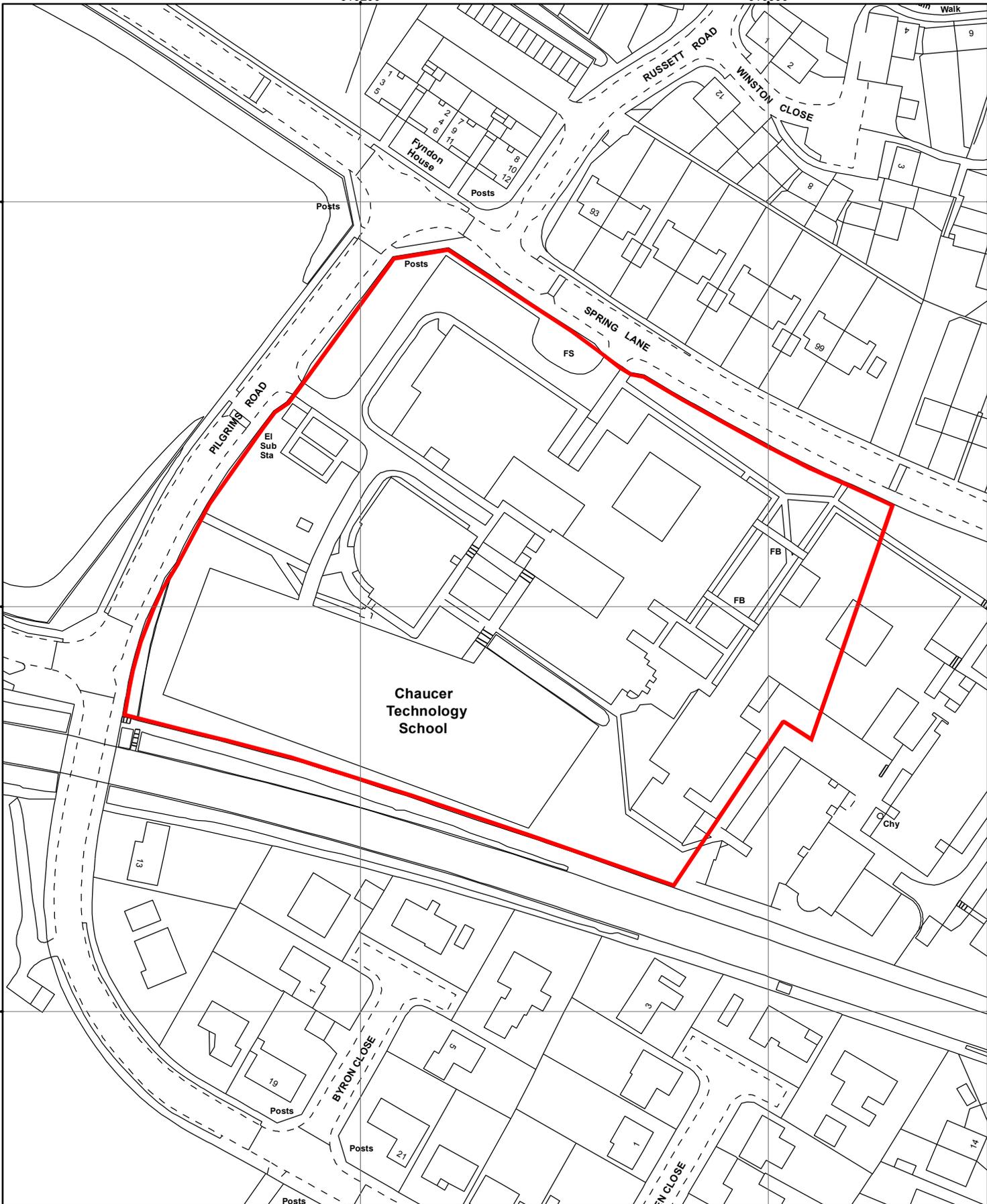
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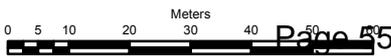
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**SURPLUS LAND
 FORMER CHAUCER TECHNOLOGY COLLEGE
 SPRING LANE
 CANTERBURY**

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Date

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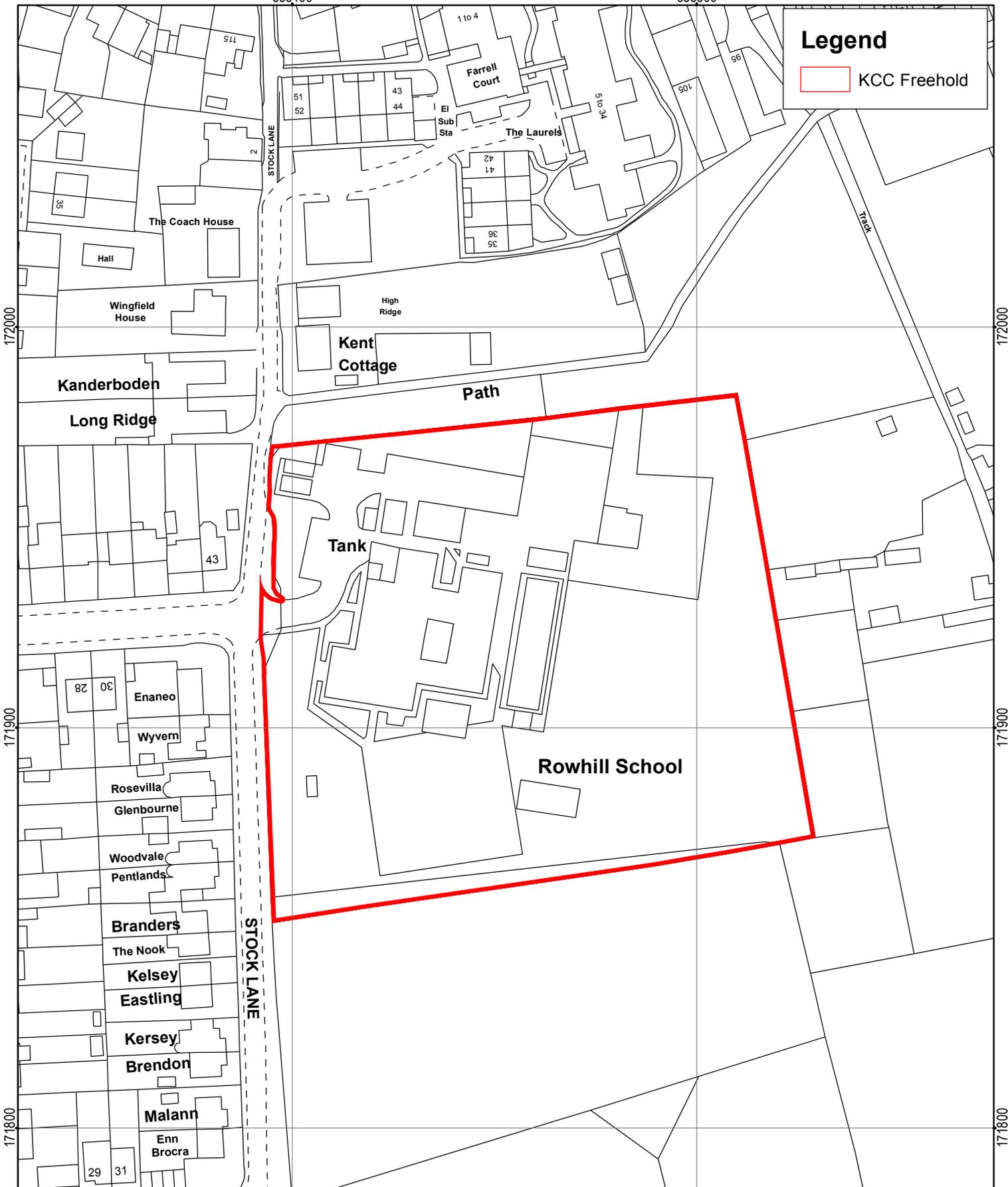
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Legend

 KCC Freehold



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FORMER ROWHILL SCHOOL
STOCK LANE
WILMINGTON
DARTFORD
DA2 7BZ

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UPRN: 53190100

MasterMap



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County Hall, Maidstone
Kent ME14 1XQ
Tel:08458 247247

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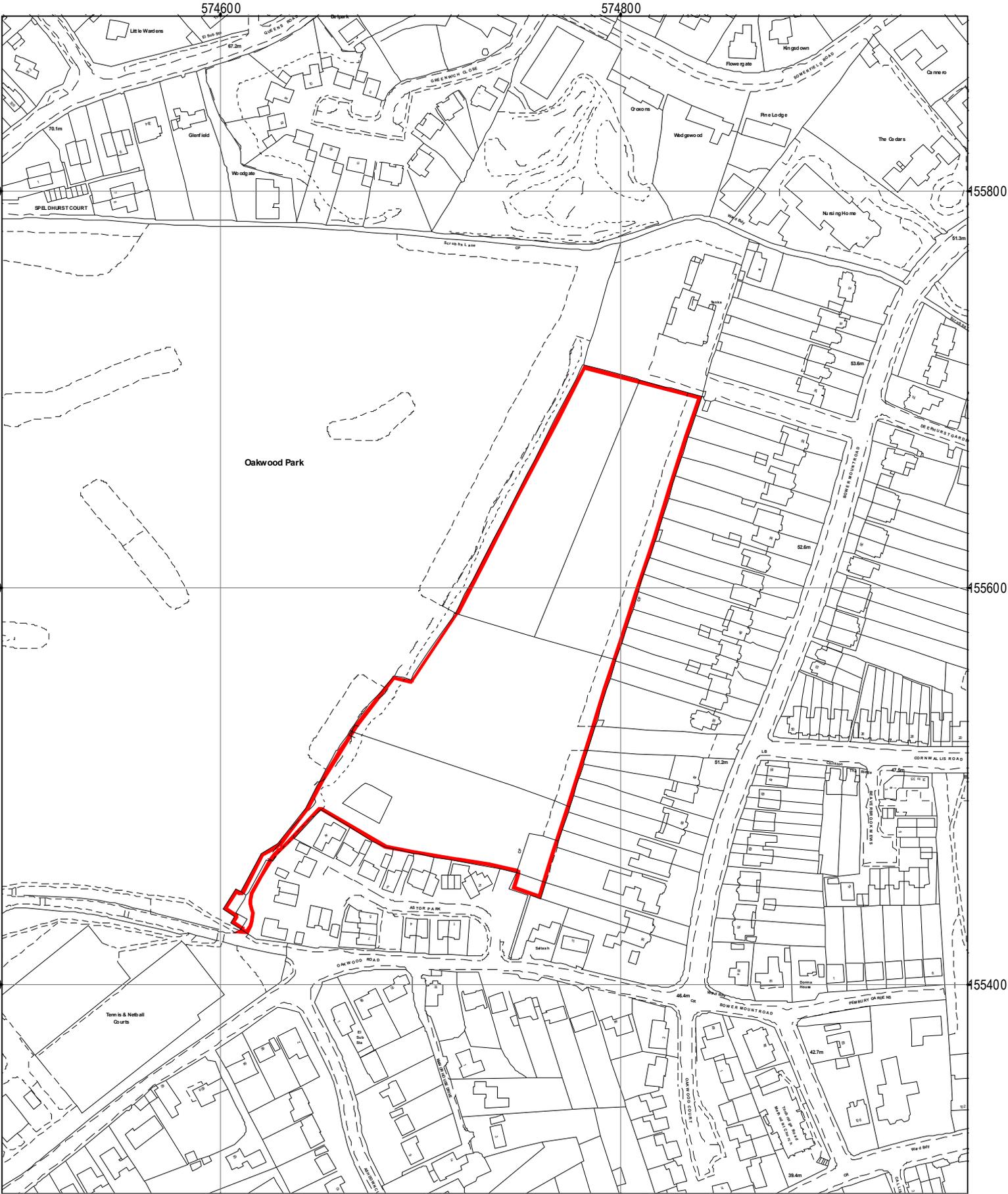
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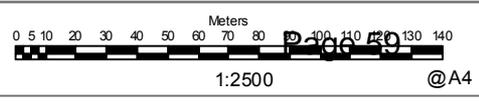
LAND AT FORMER ASTOR OF HEVER
COMMUNITY SCHOOL RURAL SCIENCE
OAKWOOD ROAD
MAIDSTONE
ME16 8AL

UPRN 02000700



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Kent ME14 1XQ
Tel:08458 247247

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00065a

For publication

Key decision

Decisions which should be regarded as Key decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:

(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan.

Subject:

Disposal of land at Seabrook Road, Hythe

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of land at Seabrook Road, Hythe on the terms set out in the attached exempt report, and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

Reason(s) for decision:

The site has been identified as surplus to the Council's requirements. The proceeds from any disposal will support the delivery of the Council's Medium Term Capital Programme and the disposal will streamline the property portfolio to achieve financial and efficiency benefits in line with the appropriate property policy.

Cabinet Committee recommendations and other consultation:

The Property Sub-Committee will consider the proposed decision at its meeting on 8 July 2016, and the outcome of this will be included in the paperwork which the Cabinet Member will be asked to sign when taking the decision.

Local Members are being consulted in line with the Property Management Protocol prior to marketing

Any alternatives considered:

None

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

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signed

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date

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00065b

For publication

Key decision

Decisions which should be regarded as Key decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:

(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan.

Subject:

Disposal of land at Moat Farm Road, Folkestone

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of land at Moat Farm Road, Folkestone, on the terms set out in the attached exempt report, and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

Reason(s) for decision:

The site has been identified as surplus to the Council's requirements. The proceeds from any disposal will support the delivery of the Council's Medium Term Capital Programme and the disposal will streamline the property portfolio to achieve financial and efficiency benefits in line with the appropriate property policy.

Cabinet Committee recommendations and other consultation:

The Property Sub-Committee will consider the proposed decision at its meeting on 8 July 2016, and the outcome of this will be included in the paperwork which the Cabinet Member will be asked to sign when taking the decision.

Local Members are being consulted in line with the Property Management Protocol prior to marketing

Any alternatives considered:

None

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

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signed

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date

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00065c

For publication**Key decision**

Decisions which should be regarded as Key decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:

(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan.

Subject:

Disposal of land at Spring Lane, Canterbury

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of land at Spring Lane, Canterbury, on the terms set out in the attached exempt report, and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

Reason(s) for decision:

The site has been identified as surplus to the Council's requirements. The proceeds from any disposal will support the delivery of the Council's Medium Term Capital Programme and the disposal will streamline the property portfolio to achieve financial and efficiency benefits in line with the appropriate property policy.

Cabinet Committee recommendations and other consultation:

The Property Sub-Committee will consider the proposed decision at its meeting on 8 July 2016, and the outcome of this will be included in the paperwork which the Cabinet Member will be asked to sign when taking the decision.

Local Members are being consulted in line with the Property Management Protocol prior to marketing

Any alternatives considered:

None

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

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signed

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date

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00065d

For publication

Key decision

Decisions which should be regarded as Key decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:
(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan.

Subject:

Disposal of land at Stock Lane, Wilmington

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of land at Stock Hill, Wilmington, on the terms set out in the attached exempt report, and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

Reason(s) for decision:

The site has been identified as surplus to the Council's requirements. The proceeds from any disposal will support the delivery of the Council's Medium Term Capital Programme and the disposal will streamline the property portfolio to achieve financial and efficiency benefits in line with the appropriate property policy.

Cabinet Committee recommendations and other consultation:

The Property Sub-Committee will consider the proposed decision at its meeting on 8 July 2016, and the outcome of this will be included in the paperwork which the Cabinet Member will be asked to sign when taking the decision.

Local Members are being consulted in line with the Property Management Protocol prior to marketing

Any alternatives considered:

None

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

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signed

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date

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00065e

For publication

Key decision

Decisions which should be regarded as Key decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:

(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan.

Subject:

Disposal of land at Astor of Hever, Oakwood Park, Maidstone

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of land at Astor of Hever, Oakwood Park, Maidstone, on the terms set out in the attached exempt report, and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, the Director of Finance and Procurement and the Cabinet Member for Finance, to finalise the selected purchaser and terms of the proposed sale.

Reason(s) for decision:

The site has been identified as surplus to the Council's requirements. The proceeds from any disposal will support the delivery of the Council's Medium Term Capital Programme and the disposal will streamline the property portfolio to achieve financial and efficiency benefits in line with the appropriate property policy.

Cabinet Committee recommendations and other consultation:

The Property Sub-Committee will consider the proposed decision at its meeting on 8 July 2016, and the outcome of this will be included in the paperwork which the Cabinet Member will be asked to sign when taking the decision.

Local Members are being consulted in line with the Property Management Protocol prior to marketing

Any alternatives considered:

None

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

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signed

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of the Local Government Act 1972.

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of the Local Government Act 1972.

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From: Gary Cooke, Cabinet Member for Corporate and Democratic Services
Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee – 8 July 2016

Decision No. 16/00061

Subject: Disposal of Former Spires Academy Site, Bredlands Lane,
Westbere, Canterbury CT2 0HD

Classification: Unrestricted

Past Pathway of Paper: Published on Forward Plan

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Herne and Sturry

Summary: The report considers the proposed disposal of the Former Spires Academy site, Bredlands Road, Westbere, Canterbury CT2 0HD

Recommendation: The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the selected purchaser and terms of the proposed sale.

1. Introduction

1.1 The property comprises a level site of buildings and playing fields of approximately 1.57 hectares (3.88 acres) which was the former Spires Academy. The property became surplus by 2012 after the Academy relocated to a nearby site following completion of the new facilities.

1.2 In December 2012, a conditional sale contract was exchanged with Kier Property Investments, which included this property, along with 2 other sites, and was known as the Kier Kent Initiative. In December 2015, the conditions failed to be fulfilled as planning consent was not granted for one of the sites and so this Initiative with Kier has ceased. The Spires site was subsequently placed on the market earlier this year.

1.3 Under the former conditional contract, Kier obtained Planning consent for 80 residential units on the Spires site approximately 18 months ago.

2. Marketing

2.1 A full marketing campaign was undertaken by appointed agents in March 2016, culminating in offers being requested from interested parties by the end of April.

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

2.3 Details of the respective bids are contained within the appended exempt report.

3. Bold Steps for Kent and Policy Framework

3.1 This decision relates to the Bold Steps for Kent 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 its earlier disposal.

5. Recommendation

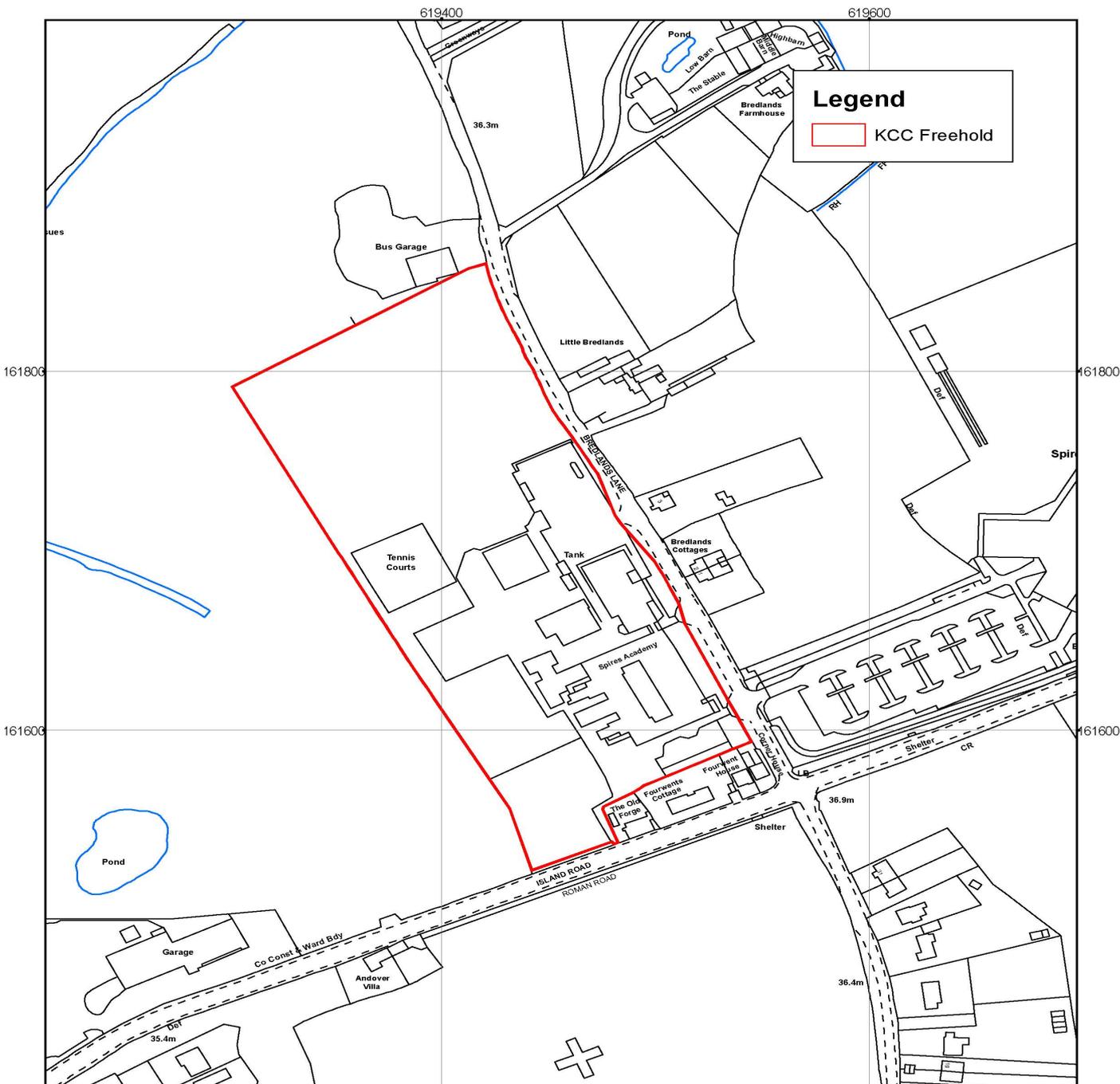
6.1 The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to sell the property and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the selected purchaser and terms of the proposed sale.

8. Background Documents

None. Site plan attached.

9. Contact details –

Rebecca Spore, Director of Infrastructure
03000 416716
Rebecca.spore@kent.gov.uk



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FORMER SPIRES ACADEMY SITE
BREDLANDS LANE
WESTBERE
CANTERBURY
KENT
CT2 0HD
UPRN 51720200

MasterMap

619600



PROPERTY AND
INFRASTRUCTURE SUPPORT
County Hall, Maidstone
Kent ME14 1XQ
Tel:08458 247247

Drawn By
MTD

Date
DEC 2014

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate and Democratic Services

DECISION NO:

16/00061

For publication
Key decision

Decisions which should be regarded as Key decisions because they are likely to have a significant effect either in financial terms or on the Council's services to the community include:

(a) Decisions about expenditure or savings over £1,000,000 which are not provided for within the approved budget or Medium Term Financial Plan.

Subject:

Disposal of the Former Spires Academy Site, Bredlands Lane, Westbere, Canterbury, CT2 0HD

Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of the former Spires Academy, Bredlands Lane, Westbere, Canterbury, on the terms set out in the appended exempt report and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the selected purchaser and terms of the proposed sale.

Reason(s) for decision:

The disposal will secure a capital receipt to fund the Capital programme and streamline the property portfolio to achieve financial and efficiency benefits in line with appropriate property policy

Cabinet Committee recommendations and other consultation:

The Property Sub-Committee will consider the proposed decision at its meeting on 8 July 2016 and the outcome of this will be included in the paperwork which the Cabinet Member will be asked to sign when taking the decision.

Local Members were previously consulted in line with the Property Management Protocol. No comments were received

Any alternatives considered:

None

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

.....
signed

.....
date

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of the Local Government Act 1972.

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KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TAKEN 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 myself, 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; and
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 Council's 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:

The issue was considered by the Property Sub-Committee on 14 December 2015, when the proposed decision was 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

15/12/2015

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Gary Cooke, Cabinet Member for Corporate & Democratic Services

DECISION NO:

16/00066

For Publication

Key Decision: YES

Subject Matter / Title of Decision

East Kent Property Portfolio

Decision:

As Cabinet Member for Corporate & Democratic Services, I propose to 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 proposed simultaneous purchase and sale of the property in accordance with the contents of the report to the Property Sub-Committee meeting on 08 July 2016.
2. Finalise the terms of the proposed transaction.
3. Enter into any necessary documents to effect the proposed transaction.

Reason(s) for Decision:

The Decision is in accord with the previous RoD (15/00109) to acquire the 'East Kent Property Portfolio' and to enable land to be released for development.

Cabinet Committee recommendations and other consultation:

To be added following the Property Sub-Committee meeting on 8 July 2016.

Any alternatives considered and rejected:

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

.....
signed

.....
date

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