

PROPERTY SUB-COMMITTEE

Thursday, 18th January, 2018

3.00 pm

**Council Chamber, Sessions House, County Hall,
Maidstone**





AGENDA

PROPERTY SUB-COMMITTEE

Thursday, 18 January 2018, at 3.00 pm Ask for: **Theresa Grayell**
Council Chamber, Sessions House, County Telephone: **03000 416172**
Hall, Maidstone

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

Membership (8)

Conservative (6): Mr B J Sweetland (Chairman), Mr N J D Chard (Vice-Chairman),
Mrs M E Crabtree, Mr J P McInroy, Mr M D Payne and Vacancy

Liberal Democrat (1): Mr R H Bird

Labour (1) Mr D Farrell

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.

1 Membership

To note that:

- Mr D Farrell has replaced Ms K Constantine on the Sub-Committee
- There is a vacancy following the death of Mr K Gregory

2 Apologies and Substitutes

To receive apologies for absence and notification of any substitutes present

- 3 **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
- 4 **Minutes of the meeting held on 8 September 2017 (Pages 5 - 8)**
To consider and approve the minutes as a correct record
- 5 **Meeting Dates 2018/19**
To note that the following dates have been reserved for meetings of the Sub-Committee in 2018/19:
- Thursday 1 March 2018 - 2.00 pm**
 Friday 15 June 2018 - 2.00 pm
 Friday 12 October 2018 – 2.00 pm
- Friday 8 February 2019 – 2.00 pm**
- All meetings will take place at Sessions House, County Hall.*
- 6 17/00093 - Disposal of Dorothy Lucy Care Home, Maidstone, Kent, ME15 7TA (Pages 9 - 32)
- 7 17/00092 - Disposal of former Dover Road Community Primary School Playing Field, Dover Road , Northfleet, Gravesend (Pages 33 - 46)
- 8 Total Facilities Management - Bi-annual Review (Pages 47 - 58)

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.

- 9 Update on the delivery of the Southborough Hub project (Pages 59 - 66)

Benjamin Watts
General Counsel
03000 416814

Wednesday, 10 January 2018

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Friday, 8 September 2017.

PRESENT: Mrs A D Allen, MBE (Substitute for Mr B J Sweetland), Mr R H Bird, Mr N J D Chard, Mrs M E Crabtree, Mr D Farrell (Substitute for Ms K Constantine), Mr K Gregory, Mr J P McInroy and Mr M D Payne

ALSO PRESENT: Mr E E C Hotson

IN ATTENDANCE: Mrs R Spore (Director of Infrastructure), Mr J Reidy (Estates Surveyor), Mr A White (Estates Surveyor) and Miss T A Grayell (Democratic Services Officer)

UNRESTRICTED ITEMS

105. Apologies and Substitutes

(Item 1)

Apologies for absence had been received from Mr B J Sweetland and Ms K Constantine.

Mrs A D Allen was present as a substitute for Mr Sweetland and Mr D Farrell for Ms Constantine.

106. Election of Chairman

(Item 2)

Mr N J D Chard proposed and Mrs M E Crabtree seconded that Mr B J Sweetland be elected Chairman of the Sub-Committee. There being no other nominations, this was agreed without a vote.

107. Election of Vice-Chairman

(Item 3)

Mrs M E Crabtree proposed and Mr M D Payne seconded that Mr N J D Chard be elected Vice-Chairman of the Sub-Committee. There being no other nominations, this was agreed without a vote.

In the absence of the Chairman, Mr Chard took the chair.

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

(Item 4)

Mr D Farrell declared an interest in item 9 on the agenda as a Governor of the John Wallis Academy and said he would be speaking to the item to represent the views of the local community. The Chairman accepted this as the interest was not pecuniary.

109. Minutes of the meeting held on 21 March 2017

(Item 5)

It was RESOLVED that the minutes of the meeting held on 21 March 2017 are correctly recorded and they be signed by the Vice-Chairman.

Motion to Exclude the Press and Public for Exempt Business

It was RESOLVED that the press and public be excluded for the following business on the grounds that it was likely that exempt information, as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, would be disclosed.

EXEMPT ITEMS

(OPEN ACCESS TO MINUTES)

110. 17/00070 - Land at Drovers Roundabout - Variation of option agreements

(Item 6)

1. Mrs Spore and Mr Reidy introduced the report and responded to questions of detail from the Sub-Committee about the proposed transaction and the planned use of the land.
2. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to
 - a) vary the terms set out in the 'option to purchase' agreements between the County Council and the companies named in the exempt recommendation report; and
 - b) delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise and agree the terms of the variation to the 'option to purchase' agreements,be endorsed.

111. 17/00088 - Acquisition of the Royal School for Deaf Children, Victoria Road, Margate

(Item 7)

1. Mrs Spore introduced the report and responded to questions of detail from the Sub-Committee about the layout of the site and the access arrangements.
2. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to acquire the premises of the Royal School for Deaf Children, Victoria Road, Margate, on the terms set out in the exempt recommendation report, and to delegate authority to the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the proposed acquisition and the sale of any surplus property, be endorsed.

112. 17/00090- Proposed new lease at the Detached Playing Field at Wilmington Boys Grammar School, Common Lane, Wilmington, for the benefit of Wilmington Academy

(Item 8)

1. Mrs Spore and Mr White introduced the report and responded to questions of detail from the Sub-Committee, including the need for the land concerned to be fenced from the school premises for safety reasons.
2. The local Member for Wilmington, Mrs A D Allen, explained that the current proposal was the latest in a series of measures requested by parents to ensure the safety of pupils travelling to and around the site, following the expansion of the school. She expressed her support for the proposal and urged the Sub-Committee also to support it.
3. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to take a lease of a term in excess of 20 years for the benefit of Wilmington Academy, on terms to be finalised by the Director of Infrastructure, be endorsed.

113. 17/00076 (2) - Funding of the new John Wallis Academy development, Sale of land and relocation of children's centre to Stanhope Sports Hall, Ashford, TN23 3HG - PART 2

(Item 9)

1. Mrs Spore and Mr Reidy introduced the report and explained how it related to the earlier Cabinet Member decision to enter into a first funding agreement with the John Wallis Academy for the construction of a new primary school building, this being the second funding agreement. They responded to questions of detail from the Sub-Committee, including the need to be creative to enable best use of the land available while ensuring that the County Council achieved best value for public money, the phased payment of funding in response to agreed milestones in the development, and the fact that the proposals had yet to be tested by the planning process.
2. The local Member, Mr D Farrell, placed on record his concerns about the loss of open space in the area, which would be further exacerbated by this proposal, and the effect of this loss upon the local community. While he welcomed the investment in local education facilities, open sites in the area had been either fenced off or built on and were no longer available for local people to use for recreational purposes without paying a hire fee, which could be prohibitive to local families.
3. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, to authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services:
 - a) to finalise terms and enter into a second funding agreement and other associated documentation with the John Wallis Church of England Academy, subject to the conditions set out in paragraph 3.3 of the exempt recommendation report;

- b) to enter into the necessary lease arrangements to facilitate the relocation of the Ray Allen Centre and the proposed transactions; and
- c) to progress the disposal of surplus land arising from the proposal, bringing the heads of terms back at the appropriate time for a further decision,

be endorsed by the majority of the Sub-Committee, with Mr D Farrell and Mr R H Bird taking no part.

From: Eric Hotson, Cabinet Member for Corporate and Democratic Services

Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee – 18 January 2018

Decision No: 17/00093

Subject: **Disposal of Dorothy Lucy Care Home, Maidstone, Kent, ME15 7TA**

Key decision *Disposal of care home with an anticipated capital receipt over £1m*

Classification: Unrestricted

Past Pathway of Paper: Key decision 16/00007 discussed at the Adult Social Care and Health Cabinet Committee on 14 January and 10 March 2016

Future Pathway of Paper: Cabinet Member Decision

Electoral Divisions: Maidstone South

Summary: The report considers the proposed disposal of the Dorothy Lucy Care Home, Maidstone, ME15 7TA

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 sell the property and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the sale with one of the bidders and complete the transaction.

1. Introduction & Overview

- 1.1 The Dorothy Lucy Care Home is held freehold by Kent County Council and comprises a former care home that ceased trading in April 2017. Following the key decision taken by the Cabinet Member for Adult Social Care, Graham Gibbens, (16/00007).
- 1.2 The site extends to approximately 1.6 acres and is shown outlined in red on the attached site plan. The property is about 2 miles south east of the County Town of Maidstone in a well populated mixed residential area. The site is broadly level with access off Northumberland Road.
- 1.3 The property is currently arranged to provide a purpose built (1985) 28 bedroom single storey care home (no en-suites). The property is vacant but retains its C2 (residential care home) use class planning status. We estimate the Gross External Area is circa 1,760 sqm.
- 1.4 Following a competitive open market and informal tender process, a recommendation has been made to Kent County Council to sell the property, on a

conditional basis, to a care home provider. The commercially-sensitive details of this are available in the accompanying exempt report.

2. Marketing & Disposal

- 2.1 The marketing strategy comprised promoting the site for sale as both a care home and with residential development potential. Prospective buyers/developers were invited to make “unconditional” or “subject to planning” offers by a certain date. Marketing particulars are attached.
- 2.2 The top 6 bidders were then asked to make “best & final” bids setting out their intentions for the site, any conditions, proof of track record and funding to support their ability to perform.
- 2.3 The preferred bidder proposes to develop a new care home facility on the site.

3. Consultations

- 3.1 Local Members were consulted prior to the marketing on and no objections were raised.

4. Finance

An analysis comparing the risks of the conditional and unconditional offers is included in the accompanying exempt report.

5. Equalities implications

- 5.1. Not applicable.

6. Conclusions

- 6.1 The proposed disposal, assuming planning is forthcoming, will generate a significant capital receipt to fund the Council’s Capital programme and serve to streamline the Council’s property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.

7. Recommendations:

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 sell the property and authorise the Director of Infrastructure, in consultation with the Cabinet Member for Corporate and Democratic Services, to finalise the terms of the sale with one of the bidders and complete the transaction.

8. Background Documents: none

9. Contact details

Report Author: Sandra Ryan – Disposal Surveyor – Investment – Gen2

Tel: 03000 428599

Email: sandra.ryan@gen2.co.uk

Relevant Director: Rebecca Spore – Director of Infrastructure

Tel: 03000 416716

Email: rebecca.spore@kent.gov.uk

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MasterMap

DOROTHY LUCY
 REGISTERED CARE CENTRE
 NORTHUMBERLAND ROAD
 SHEPWAY
 MAIDSTONE
 KENT
 ME15 7TA

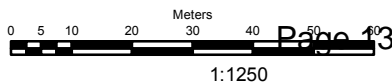
UPRN: 08500400



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

Drawn By
MTD

Date
JUNE 2013



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Vacant Care Home - Development Opportunity



Page 15

**Dorothy Lucy Centre,
Maidstone, Kent ME15 7TA**

Joint Agents



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Description

The site is approximately 1.6 acres and with the eastern boundary abutting Willington Street, which is a major link road between the A20 and A274. It is around 2 miles south east of the County Town of Maidstone, in a well populated mixed residential area. The site is broadly level with access provided from Northumberland Road.

The site currently accommodates a purpose built (1985) 28 bedroom care home single storey care home (no en-suites). The property is now vacant but retains its C2 use class planning status. We estimate the Gross External Area is circa 1,760 sq m or 18,944 sq ft.

Planning

The property is classed as C2 and could be redeveloped or converted to provide an alternative C2 use. Alternatively an Outline Design Document (see additional information) has been created and submitted for a pre-application meeting with Maidstone Borough Council. The proposed scheme includes a block of 8 No. 1/2 bedroom flats, a terrace of 5 No. 2 bedroom houses and two further terraces including 7 No. 3 bedroom houses. The results from the pre-application meeting can be provided once received.

Offers will be considered on either an unconditional or a subject to planning basis, either for redevelopment or conversion.



Dorothy Lucy Centre, Northumberland Rd, Maidstone



*KCC do not own land blue hatched area

Method of Sale

We are seeking offers from developers for the redevelopment of the site either for Care or Residential usage. **The closing date for all offers is Friday 22nd September 2017.**

Offers are sought on either an unconditional or conditional basis. Please state clearly on your offer -

- The amount you are offering and confirming the funds are unencumbered.
- Any conditions and timescales related to your offer.
- Your solicitors full details.

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

Additional Information

We understand that all mains services are available on site but purchasers should make their own enquiries as to whether they are sufficient.

The property is being sold freehold with vacant possession and we understand that the building is not elected for VAT.

Viewings / Enquiries

To arrange a viewing or discuss the site in more detail please contact Joint Agents:

Ian Mynott - Tel: 01795 521025 or 07789 301801.

Email : ianmynott@capital-care.co.uk

Mark Presland - 01622 673086 or 07590432944

Email: mpresland@sibleypares.co.uk



1 Ashford Road, Maidstone, Kent, ME14 5BJ

Maidstone (01622) 673086 Ashford (01233) 629281

Partners: Sarah Raggett, BSc (Hons) MRICS Phillip Hubbard, BA (Hons) MRICS Mark Presland, BSc MA MRICS
Consultants: David Pares, MRICS Brian Matthews, MRICS CBuildE MCABE

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Eric Hotson, Cabinet Member for Corporate and Democratic Services

DECISION NO:

17/00093

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 Dorothy Lucy Care Home, Maidstone, Kent ME15 7TA

Proposed Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of the former care home known as Dorothy Lucy Care Home, Maidstone, Kent ME15 7TA, on the basis set out in the accompanying 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 proposed decision will be discussed by the Property Sub-Committee on 18 January 2018 and the outcome of that discussion will be included in the final decision paperwork which the Cabinet Member will be asked to sign.

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:

Signed.....

Date.....

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KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TO BE TAKEN BY:

Graham Gibbens
Cabinet Member for Adult Social Care and Public Health

DECISION NO:

16/00007

For publication or exempt – please state

Key decision

The need to modernise services and to respond to changing demands

Subject: Closure of the Dorothy Lucy Centre, Maidstone

Decision: As Cabinet Member for Adult Social Care and Public Health, I agree

- a) to close the Dorothy Lucy Centre, Maidstone
- b) to re-provide elderly frail services (currently provided by the Dorothy Lucy Centre) through existing external provision
- c) to re-provide dementia day services (currently provided by the Dorothy Lucy Centre through a block contract
- d) to re-provide the short term beds (currently provided by the Dorothy Lucy Centre) in the independent sector
- e) that Dorothy Lucy Centre day provision continues to operate as is until at least March 2017, to allow time to complete a procurement exercise for a block contract and implement a transition plan
- f) that existing services will not close until alternative provision is available for the current service users
- g) to give consideration to leasing the Dorothy Lucy Centre day centre part of the building to an external provider as an interim measure if they are unable to secure a suitable venue within the procurement timetable, with the understanding that they identify an alternate venue within a given timeframe
- h) to delegate authority to the Corporate Director of Social Care, Health and Wellbeing, or other nominated officer, to undertake the necessary actions to implement this decision.

Reason(s) for decision:

The main drivers for the proposal to close the service are:

- People are living longer with more complex conditions and they rightly expect more choice in care.
- People wish to remain in their own homes with dignity and expect high quality care.
- Residential care should be in high quality buildings. Our older buildings have reached the end of their useful life.
- Good quality care can be commissioned for less money in the independent sector. Unit costs for in-house services are substantially higher.

Cabinet Committee recommendations and other consultation:

A recommendation report was presented to the Adult Social Care and Health Cabinet Committee on 14 January 2016. The Committee resolved that further work be undertaken and a formal proposal brought to the next meeting of the Committee.

The proposed decision was discussed at the Adult Social Care and Health Cabinet Committee Meeting on 10 March 2016.

Mr B E Clark, County Council Member for Maidstone South, was present for this item, and Ms C Holden, Head of Commissioning for Accommodation Solutions, was in attendance for this and the following item.

Mrs Marian Reader and Ms Anna Ralph were present at the invitation of the Cabinet Member, as they had been the lead petitioners in opposing the proposed closure.

1. The Chairman welcomed Mrs Reader and Ms Ralph to the meeting and explained that the role of the Cabinet Committee was to comment on and/or endorse the decision proposed to be taken by the Cabinet Member, which was set out in detail in the recommendation report.
2. The Chairman then asked Members if, in debating agenda items B1 and B2, they wished to refer to the information set out in the exempt appendices to these items, F1 to F3. Members confirmed that they did not wish to refer to this information and discussion of these items therefore took place in open session.
3. Ms Holden introduced the report and summarised the consultation process and the further work undertaken since then to identify need and alternative provision. It had not been possible to make a recommendation to the January meeting of the committee but a detailed proposal was now being presented for the committee's comment, prior to a formal decision being taken by the Cabinet Member. The proposal was that use of the Dorothy Lucy Centre for short-term respite care would end in August 2016 and for day services in March 2017.
4. Mrs Reader addressed the committee to represent the views of local people about the proposed closure and made the following points: alternative provision to be made should be local so that friends and family could visit easily; money could be raised to extend and upgrade the centre to provide more accommodation, particularly as the elderly population was increasing; it was short-sighted to close a popular facility at which many local people had received excellent care from dedicated staff; the centre's respite care was particularly helpful and popular; staff there lived locally and their families' livelihoods would be affected by the closure and subsequent loss of jobs; the day services were a lifeline for elderly people locally; the centre was irreplaceable for local people.
5. Ms Ralph then addressed the committee, supported many of the points made by Mrs Reader and added the following: the respite care given at the centre was a vital support to those caring for a relative 24 hours a day; the centre had been assessed by the Care Quality Commission in 2013 as being 'good', so the proposal to close it was questionable; people living with dementia did not cope well with change and it would be difficult for them to travel to access services provided elsewhere, hence day services provided elsewhere would not work for those currently using the Dorothy Lucy Centre; there were many families which would suffer through the proposed closure and some people did not have a family to support and fight for services for them; the Dorothy Lucy Centre could be given to someone other than the County Council to run.
6. Mr Clark referred to the points he had raised at the January meeting and added the following: the Dorothy Lucy Centre was very well regarded within the community; there was concern that there would be sufficient alternative provision for all current users to be able to transfer, especially those needing services for dementia, as there were not yet like-for-like services for all clients; day care services were proposed to remain open for one more year, until March 2017, so the whole centre could perhaps stay open for another year; to fragment the services now would make closure an inevitable choice in a year's time, if alternative provision of the remaining service was found not to be viable; the fact that the centre would stay open for a while longer was to be extended was welcomed, to allow the establishment of like-for-like services.

7. Members then made the following comments and asked questions, to which Ms Holden responded:
- a) concern had been expressed at the January meeting of the committee that the County Council was withdrawing from residential and day care provision at the Centre, and this concern was repeated. Moving all service provision to the private sector could compromise its long-term sustainability and the quality of care provided. Such a move was a retrograde step. Kent should instead retain a mixed economy of elderly care provision, with the County Council continuing to provide some services, alongside the private and voluntary sectors. Ms Holden explained that the County Council was currently to retain four of its centres as integrated care centres;
 - b) a view was expressed that, to continue to keep open premises which had been assessed as 'substandard', was not what the County Council wanted to be seen to be doing. Instead, it should look to develop a long-term strategy for services for the elderly and those with dementia and how those services could be provided by different means. The challenge of providing services for these client groups was the same across the county, and making changes to service provision was never popular with those who used them. However, the proposed changes seemed to present a sensible way forward;
 - c) the Dorothy Lucy Centre had been spared closure some years ago when other premises had been closed, but it seemed that there was still no solution in place. The report referred to things which 'could be' provided, but the certainty that these things would be provided and would be of suitable quality was questioned. A view was expressed that there was not currently sufficient capacity in the private sector in Kent to cover the needs of those with dementia, who found such uncertainty difficult and distressing;
 - d) no good, sound reason had been given for closing the centre. Media coverage had highlighted cases of substandard elderly care provision around the country, yet a centre delivering good-quality care was to be closed; and
 - e) provision of care to the elderly was inevitably an emotive subject, and the views of those campaigning to keep the centre open were understood. However, the County Council had a duty to look at care provision for the whole of Kent within the budget which was available, and to apply a strategic view to what was viable and what was not.
8. The Cabinet Member, Mr Gibbens, gave a commitment that, if the proposed decision to close the centre was indeed taken, no closure would happen until alternative care provision was established and operating to his satisfaction. This same commitment to continued provision had been established in the past when making changes in service provision, for example, of day services for people with learning disabilities, and was applied strictly in each case. Mr Gibbens emphasised that cost was not the main issue in the proposal. He acknowledged and said he appreciated Members' concerns about the closure of a service against a background of an ageing population and increasing levels of dementia. It was vital to plan now for services which would be needed in 20 years' time, and how those services could best be delivered, and put in place provision which supported this. For this purpose, the County Council had developed its Accommodation Strategy. Work on this strategy had highlighted a shortage both of extra care sheltered housing and nursing care beds and had shown that people had greater needs at the time that they entered such facilities. He assured the committee and the public that he would not allow the Dorothy Lucy Centre to close until he was satisfied that suitable alternative provision was in place. He thanked Mrs Reader, Ms Ralph and Mr Clark for attending to address the committee and said he understood the views they had presented. He assured them that he would not be taking a decision until later in March, and that he had not yet decided what decision this would be.

9. RESOLVED that:-

- a) the content of the report and the work undertaken to date be noted, and
- b) the decision proposed to be taken by the Cabinet Member for Adult Social Care and Public Health:
 - i) to close the Dorothy Lucy Centre, Maidstone;
 - ii) to re-provide elderly frail services (currently provided by the Dorothy Lucy Centre) through existing external provision;
 - iii) to re-provide dementia day services (currently provided by the Dorothy Lucy Centre) through a block contract;
 - iv) to re-provide the short-term beds (currently provided by the Dorothy Lucy Centre) in the independent sector;
 - v) that Dorothy Lucy Centre day provision continue to operate as is until at least March 2017, to allow time to complete a procurement exercise for a block contract and implement a transition plan;
 - vi) that existing services not close until alternative provision is available for the current service users;
 - vii) to give consideration to leasing the day centre part of the building to an external provider as an interim measure if they are unable to secure a suitable venue within the procurement timetable, with the understanding that they identify an alternate venue within a given timeframe; and
 - viii) to delegate authority to the Corporate Director of Social Care, Health and Wellbeing, or other nominated officer, to undertake the necessary actions to implement this decision,

be endorsed.

Carried, 7 votes to 4.

Social Care Health and Wellbeing entered into formal consultation on the future of its registered care home at Dorothy Lucy Centre, Maidstone on 28 September 2015. The consultation ran for twelve weeks to 20 December 2015 and followed the agreed protocol on proposals affecting its service provision. On 28 September 2015, SCHW officers met with members of staff, service users and their relatives, trades unions and other key stakeholders to discuss the proposals.

A breakdown of the responses by type and organisation is included in the table below:

Consultation responses from	No. of Emails	No. of Letters	No. of Phone calls	No. online responses	No. complaints	No. petitions	No alternative proposals
Relatives	7	7	3	37	3		
Staff				7			
Wider Public		10	4	76		1	
MPs/ Councillors	2	2		1			
Organisations		2	3	7			2
West Kent CCG	1	1					

Total Number of Responses	10	22	10	128	3	1	2
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Any alternatives considered:

During the consultation, there was interest from two providers who are looking to purchase the vacant site and build or refurbish facilities to continue to deliver residential care services for different client groups which would require closure of the existing service.

At the present time, KCC does not struggle to find residential care services for those with General Frailty needs in the Maidstone district, hence the proposal to close the Dorothy Lucy Centre. Kent has developed an Accommodation Strategy which confirms the future need for residential services across Kent and in relation to services in Maidstone there may be a future need to develop different residential services such as dementia care. We know that for standard residential care for the future general frailty population, their needs can be met in Extra Care Housing and there is more likely to be a need for dementia care or nursing provision, neither of which could be accommodated in the existing Dorothy Lucy Centre service.

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



.....
signed

24. MARCH 2016

.....
date

3-16-178604 3018

3-16-178604 3018

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

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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: Eric Hotson, Cabinet Member for Corporate and Democratic Services
 Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee – 18 January 2018

Decision No: 17/00092

Subject: **Disposal of Former Dover Road Community Primary School
 Playing Field, Dover Road, Northfleet, Gravesend**

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

Classification: Unrestricted

Past Pathway of Paper: Published on Forward Plan

Future Pathway of Paper: Cabinet Member Decision

Electoral Divisions: Northfleet and Gravesend West

Summary: The report considers the proposed disposal of Former Dover Road Community Primary School Playing Field, Dover Road, Northfleet, Gravesend for housing development.

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 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 Dover Road Community Primary School Playing Field, Dover Road, Northfleet, Gravesend (“the Site”), shown outlined in red on the attached site plan, is approximately 1.47 acres. The field is relatively level open land located in a predominantly residential area adjacent to Dover Road. Access to the Site is to be determined as part of the development process. 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 Dover Road Community Primary School Playing Field, Dover Road, Northfleet, Gravesend

- 1.3 Education declared the former playing field site as surplus to requirements in September 2014.
- 1.4 Formal Education Funding Agency consents are not required due to there being 10 years passing without any educational use taking place on the site.
- 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 development. The commercially sensitive details of this are available in the accompanying exempt report.

2. Marketing & Disposal

- 2.1 The marketing strategy comprised promoting the site with development potential. Prospective buyers/developers were invited to make “unconditional” or “subject to planning” offers. Marketing particulars attached.
- 2.2 From the offers received, the top seven bidders made “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 the bids and details of the preferred bid being recommended and the top tier under bidders are included within the exempt report.
- 2.4 The preferred bidder has proposed a residential development.

3. Consultations

- 3.1 Local Members were consulted prior to the marketing on 27th February 2017 and no objections were raised.

4. Equalities implications

- 4.1. Not applicable.

5. Conclusions

- 5.1 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.

6. Recommendations

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 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.

7. Background Documents: none

8. Contact details

Report Author: Archie Cowan – Disposal Surveyor – Investment – Gen2

Tel: 03000 411660

Email: archie.cowan@gen2.co.uk

Relevant Director: Rebecca Spore – Director of Infrastructure

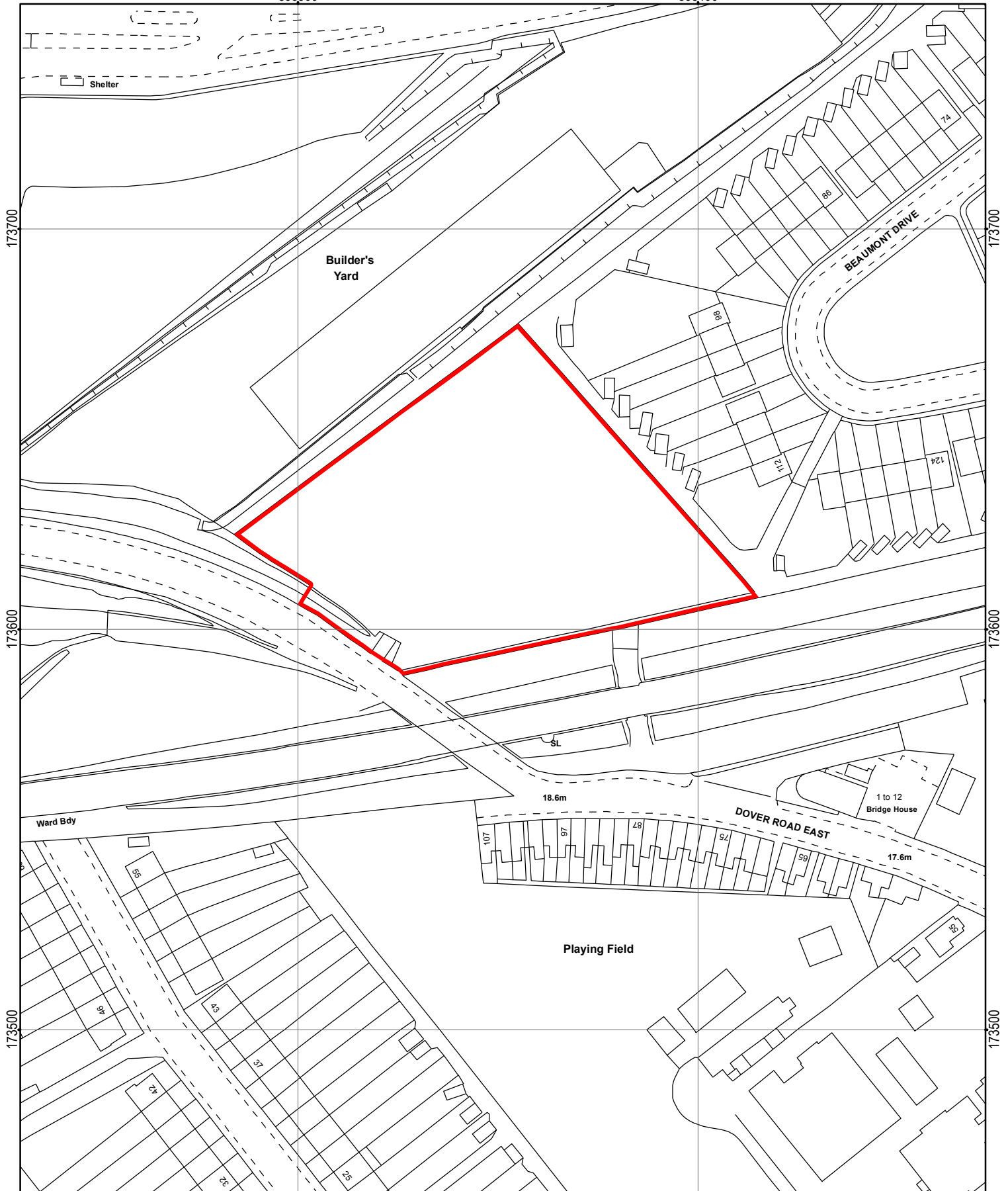
Tel: 03000 416716

Email: rebecca.spore@kent.gov.uk

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**DOVER ROAD COMMUNITY PRIMARY
 SCHOOL PLAYING FIELD
 DOVER ROAD
 NORTHFLEET
 GRAVESEND
 KENT**

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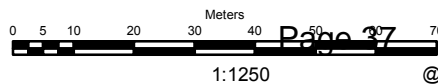
**PROPERTY AND
 INFRASTRUCTURE SUPPORT**
 County Hall, Maidstone
 Kent ME14 1XQ
 Tel:08458 247247

MasterMap

UPRN: 54250200

Drawn By
MTD

Date
NOV 2012



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Development Opportunity Land off Dover Road Northfleet, Gravesend, Kent



- Vacant Greenfield Development Site
- Road Frontage
- Site Area of about 1.47 acres (0.59 hectares)
- Residential, commercial or mixed use development opportunities STPP
- Gravesend town centre 1.3 miles
- Ebbsfleet International train station 1.8 miles

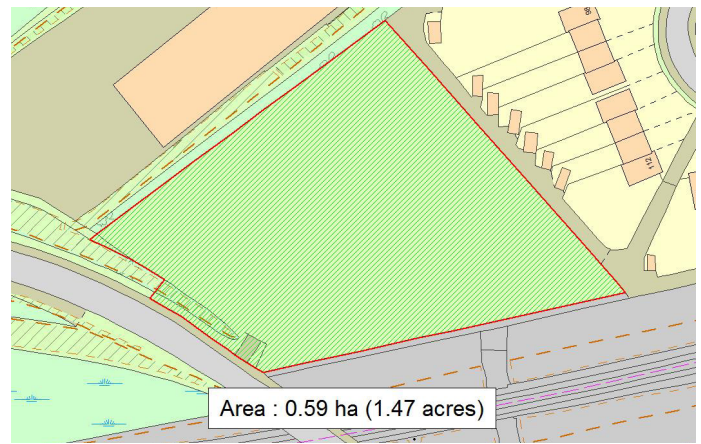
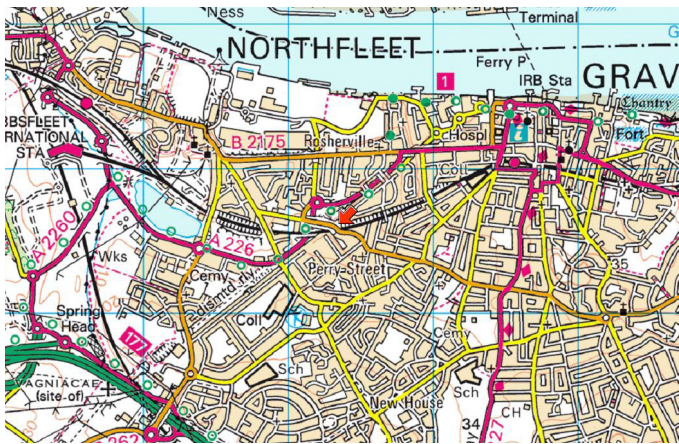
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74 High Street
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GEN²
PROPERTY





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Location

The Property is located on Dover Road, Northfleet, Kent. Northfleet is a town in north Kent and surrounding centres include Gravesend (1.3 miles) and Dartford (7 miles). The A2 is found 2.0 miles south of the Property and provides access to the national motorway network. Ebbsfleet International Station is located 1.8 miles from the Property and provides direct services to London in approximately 20 minutes, as well as international Eurostar services. Gravesend train station is 1 mile from the Property and provides train services to London St Pancras in 24 minutes and London Charing Cross in 1 hour.

Situation

The Property is situated to the southeast of Northfleet and is bounded by commercial property with open storage to the north and west (currently occupied by Travis Perkins), residential property to the east (Beaumont Drive), a railway line to the south and Dover Road to the southwest. Vehicular and pedestrian access are provided from Dover Road.

Dover Road comprises a mixed use road that originates from the centre of Northfleet. There are a number of schools located within a mile of the Property, including Copperfield Academy, St Boltoph's Primary School, Mayfield Grammar School and Northfleet Technology College. Local amenities include Northfleet Urban Country Park, Springhead Recreation Ground, Gravesend Cyclopark and Mid-Kent Golf Club.

Gravesend town centre, the main local service centre, is located 1.3 miles west of the Property and provides a range of shops and local amenities. Further, more extensive shopping opportunities are available at Bluewater Shopping Centre, which is located 5.3 miles to the west of the Property.

Description

The Property comprises an irregular shaped parcel of land extending to 1.47 acres (0.59 hectares). The Property is largely level and a public footpath runs across the Property along the southern boundary, the Property is not located in an area of flood risk.

Planning

The local planning authority is Gravesham District Council who we understand are keen to see the Property developed. We understand that the Property was previously used as a remote playing field for Dover Road Primary School but note that this was over 14 years ago. Therefore the Property has never been developed and its current use is as open land. The Property is not situated in a conservation area nor is it listed.

Following informal enquiries of the Local Authority's Planning website, we have not found any relevant planning history relating to the Property and understand that the vendor has not undertaken any pre-application enquiries. As the Property falls within the urban confines of Gravesend, the broad principle for development is acceptable and is consistent with the aims of sustainable development as set out in the NPPF and adopted Core Strategy. Accordingly, we consider that the site has potential for residential, care or commercial uses STPP.

Tenure

The Property is owned by Kent County Council and the freehold interest is registered at the Land Registry under title number K114587. Vacant possession will be provided on sale completion and we understand the Property is not elected for VAT.

Services

It is recommended that prospective purchasers make the necessary enquiries as to service capacities but we understand all mains services are within close proximity of the Property.

Method of Sale & Further Information

The Property freehold is offered for sale on a private treaty basis. Interested parties can view and access the Property from the Public Highway and Footpath. All inspections should be notified to Savills in advance. Further information is available by email.

Contact

Sam Kirkaldy
 01732 789783
 SKirkaldy@savills.com

Chris Bell
 01732 789 733
 CHBell@savills.com

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KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Eric Hotson, Cabinet Member for Corporate and Democratic Services

DECISION NO:

17/00092

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 Remote Playing Field, Dover Road Community Primary School, Dover Road, Northfleet, Gravesend

Proposed Decision:

As Cabinet Member for Corporate and Democratic Services, I propose to agree to the sale of the remote playing field, Dover Road Community Primary School, Dover Road, Northfleet, Gravesend on the terms set out in the accompanying 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 proposed decision will be discussed by the Property Sub-Committee on 18 January 2018 and the outcome of that discussion included in the final decision paperwork which the Cabinet Member will be asked to sign.

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:

.....
signed

.....
date

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From: Eric Hotson, Cabinet Member for Corporate and Democratic Services
 Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee – 18 January 2018

Subject: **Total Facilities Management – Bi-annual Review**

Classification: Unrestricted

Electoral Division: All

Summary: This report sets out the performance of the Total Facilities Management (TFM) Contracts. Mid Kent – Amey; East Kent – East; and West Kent – Skanska from August 2017 to December 2017.

This approach is in line with the commissioning cycle principles as set out in the County Council Paper on the 15th May 2014 titled 'Facing the Challenge: Towards a Strategic Commissioning Authority', with a view to providing wider scrutiny of the contracts performance.

Recommendations: The Property Sub-Committee is asked to note the current performance of the Total Facilities Management contractors

1. Introduction

1.1 In January 2013 the Cabinet Member responsible for this portfolio took the decision (Decision No. 12/01838) to proceed with the implementation of a Total Facilities Management solution. Following a competitive procurement, contracts commenced with Amey and Skanska on 31 October 2014 and with Kier on 21 January 2015. The Property Sub-Committee reviews the performance of these contracts on a bi-annual basis to provide Member oversight and assurance.

This report is intended to update Members on the performance of these contracts since the 5th biannual review, and to provide Members with assurance that management and monitoring of the three TFM contracts are in place.

2. Financial Implications

2.1 The financial savings identified in the MTFP of £1 million have been delivered following the implementation of the TFM Contracts.

3. Bold Steps for Kent and Policy Framework

3.1 The implementation of a Total Facilities Management solution directly relates to the delivery of the benefits from implementing a corporate landlord model

as part of the change to keep succeeding plans, ensuring that our buildings are able to support front line service delivery and the delivery of the financial position as set out in the medium term financial plan.

4. The Report

4.1 The principles behind the contracts are:

- The delivery of outcomes. The authority's requirements were set out in an Output Specification. Bidders provided solutions to deliver the outcomes required by the Council. Bidders took the risk on how they were to deliver the required outcomes.
- Performance in the delivery of outcomes is measured against a set of Key Performance Indicators (KPIs). This is supported by a performance regime where deduction penalties are made for poor performance. The contracts are for 5 years with an option to extend for 2 years and are designed to foster a partnering relationship.

4.2 As with all substantial contracts (approximately £10 million spend per annum across the three contracts) there is a need to ensure that there is a robust client function and contract management process in place to manage performance. On a day to day basis, Property has put in place a number of contract managers and support officers who will manage and monitor activity. This is supported by monthly performance review meetings with the Director of Infrastructure and a quarterly review with the Cabinet Member for Corporate and Democratic Services.

4.3 In order to ensure that Members have oversight as to the ongoing performance of this contract, it has been agreed that a biannual performance review is undertaken by the Property Sub Committee on behalf of the Policy and Resources Cabinet Committee. This approach is in line with the commissioning cycle principles set out in the County Council Paper on the 15 May 2014 titled 'Facing the Challenge: Towards a Strategic Commissioning Authority', with a view to providing wider scrutiny of the contracts performance.

5. Performance Review

5.1 The current summary report showing the TFM contractors' KPI performance, key trends in the performance data and current status against triggers is included in the exempt Appendix 1.

5.2 Day to day management of the TFM contract is provided by Gen2 who provide Property Managing Agent services to the Council.

Over the last reporting period the following actions have been taken:

- A review of FM has been undertaken to understand key issues within FM delivery following reported issues with health & safety compliance. The FM review has led to the following:
 - a greater contract management regime in order to address all operational issues;

- full implementation of KPI's to ensure audit tests on performance are undertaken and addressed
- analysis and transparency of FM spend
- CAFM (Computer Aided Facilities Management) system review and compliance tracker implemented.
- Clearance of outstanding resultant works that were identified from health and safety compliance assessments to 90% was achieved in December, with 100% expected to be completed by the end of January 2018
- A compliance audit process is in place to ensure all resultant works are processed immediately as identified from assessments.
- Service user bi-monthly meetings to discuss issues and improve communications.
- Introduction of Gen2 Health & Safety Group to ensure management and information flow relating to all Health & Safety matters are discussed and shared with KCC
- Commencement of a new TFM audit to provide support to the FM team in regards to improvements and processes being implemented.
- Escalation process review to address long outstanding contractual issues, such as lack of functioning of the supplier CAFM systems and non-application of all KPI.
- Greater management of the asset enhancement programme, which includes works to enhance and replace assets within properties, improving health and safety and modernising facilities for users, to ensure full programme delivery for 17/18 and early commencement of the 18/19 programme to ensure works commence from April 2018.
- Client and service user engagement regarding the future of FM and potential procurement options.
- Change in Head of FM within Gen2.

6. Conclusions

- 6.1 During this six month period, a full independent review of FM has been undertaken to further understand health & safety issues and management processes. A joint approach has been established between Gen2 and KCC to support the escalation of issues. A Head of Facilities Management has been promoted from existing staff within the team with senior management support to ensure the in depth experience is shared across all areas of TFM management. This has included a proactive approach to service user engagement to improve communications and understand service user risk and concerns.
- 6.2 The contracts will run for a further 2 years until the end of the initial contract period, subject to approval of any re procurement process. Planning work is commencing now to ensure data is updated and systems populated to allow for any proposed process, whether extension or re-procurement is made on the right basis.
- 6.3 A further audit of TFM provision has commenced to provide assurances to the enhanced management processes in place.

6.4 The Property Sub-Committee is asked to note the current position and performance of the three contracts. The Sub-Committee is asked to note those areas where improvements have been made and the contract management arrangements that had been put in place to oversee these contracts.

7. Recommendation(s)

Recommendations:

The Property Sub-Committee is asked to note the current performance of the Total Facilities Management contractors

8. Background Documents

- 8.1 Policy and Resources Cabinet Committee Report 27 September 2012
- 8.2 Record of Decision No: 12/01838
- 8.3 Attachments Exempt Appendix 1: Mid Kent Performance; East Kent Performance, West Kent Performance

9. Contact details

- Rebecca Spore
- Director of Infrastructure
- 03000 416716

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