

**PROPERTY SUB-COMMITTEE**

**Thursday, 12 April, 2018**

**10.00 am**

**Darent Room, Sessions House, County Hall, Maidstone**







## AGENDA

### PROPERTY SUB-COMMITTEE

**Thursday, 12 April 2018, at 10.00 am**  
**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 (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 one 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 Apologies and Substitutes

To receive apologies for absence and notification of any substitutes present

2 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

- 3 Minutes of the meeting held on 18 January 2018 (Pages 5 - 8)

To consider and approve the minutes as a correct record

**Motion to exclude the press and public**

That under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

- 4 Strategic Acquisition of Former Royal Mail Sorting Office, Maidstone, in partnership with Maidstone Borough Council - update (Pages 9 - 58)

To consider a report from the Cabinet Member for Corporate and Democratic Services and the Director of Infrastructure, which provides an overview and update in respect of the joint strategic acquisition of the former Royal Mail Sorting Warehouse and Offices, Sandling Road, Maidstone, with Maidstone Borough Council, following the last update to the Sub-Committee in September 2016.

Benjamin Watts  
General Counsel  
03000 416814

**Wednesday, 4 April 2018**

## KENT COUNTY COUNCIL

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### PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Thursday, 18 January 2018.

PRESENT: Mr B J Sweetland (Chairman), Mr R H Bird, Mr D L Brazier (Substitute for Mr N J D Chard), Mrs M E Crabtree, Mr D Farrell, Mr J P McInroy and Mr M D Payne

ALSO PRESENT: Mr E E C Hotson

IN ATTENDANCE: Mrs R Spore (Director of Infrastructure), Ms K Ripley (Facilities Management and Capital Lead), Ms V Seal (Interim Head of Property Commissioning and Strategy) and Miss T A Grayell (Democratic Services Officer)

### UNRESTRICTED ITEMS

#### **114. Membership**

*(Item 1)*

It was noted that Mr D Farrell had joined the sub-committee in place of Ms K Constantine and that the death of Mr K Gregory had resulted in a vacancy on the sub-committee.

#### **115. Apologies and Substitutes**

*(Item 2)*

Apologies for absence had been received from Mr N J D Chard.

Mr D L Brazier was present as a substitute for Mr Chard.

#### **116. Declarations of Interest by Members in Items on the Agenda**

*(Item 3)*

There were no declarations of interest.

#### **117. Minutes of the meeting held on 8 September 2017**

*(Item 4)*

It was RESOLVED that the minutes of the meeting held on 8 September 2017 are correctly recorded and they be signed by the Chairman. There were no matters arising.

#### **118. Meeting Dates 2018/19**

*(Item 5)*

It was noted that the following dates had 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 would take place at Sessions House, County Hall.*

### **119. Considering information in unrestricted and exempt reports - agenda items 6, 7 and 8**

As the first three items of business included both unrestricted and exempt information, the Chairman suggested that a brief introduction to each of the three reports be made in open session to give Members the opportunity to ask any questions they wished to on the unrestricted information. This approach was agreed and the Cabinet Member and officers then gave very brief introductions to the reports for agenda items 6, 7 and 8.

Members confirmed that the questions they wished to ask and comments they wished to make in respect of these items related to the information contained in the exempt appendices to each. Accordingly, it was agreed that the meeting then move to a closed session.

### **120. Motion to exclude the Press and Public for exempt business**

The Sub-Committee 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.

#### **EXEMPT ITEMS**

(open access to minutes)

### **121. 17/00093 - Disposal of Dorothy Lucy Care Home, Maidstone, Kent, ME15 7TA**

*(Item 6)*

1. Ms Seal and Mrs Spore responded to questions of detail from Members on the information set out in the exempt papers, including the bids received, the process of due diligence in assessing the credibility of bidders and the planning process for the re-development of the site.
2. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, 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, be endorsed.

### **122. 17/00092 - Disposal of former Dover Road Community Primary School Playing Field, Dover Road , Northfleet, Gravesend**

*(Item 7)*

1. Ms Seal and Mrs Spore responded to questions of detail from Members on the information set out in the exempt papers, including the security of the site and the possible reasons for the site remaining unused for such a long period of time.
2. It was RESOLVED that the decision proposed to be taken by the Cabinet Member for Corporate and Democratic Services, 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, be endorsed.

**123. Total Facilities Management - Bi-annual Review**  
*(Item 8)*

1. Ms Ripley and Mrs Spore responded to questions of detail from Members on the information set out in the exempt papers, including how the County Council's contract management process operated and was reviewed.
2. It was RESOLVED that the current performance of the Total Facilities Management contractors be noted.

**124. Update on the delivery of the Southborough Hub project**  
*(Item 9)*

1. Ms Ripley and Mrs Spore responded to questions of detail from Members on the information set out in the exempt report, including the complexity of the project and the financial arrangements relating to the transfer of the various parts of the site.
2. Members commented on the length of time taken for the project to reach its present stage and hoped that it would soon reach fruition.
3. It was RESOLVED that the current position in respect of the delivery of the Southborough Hub Project be noted.

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

Agenda Item 4

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