

KENT COUNTY COUNCIL – PROPOSED RECORD OF DECISION

DECISION TO BE TAKEN BY:

Peter Oakford, Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services

DECISION NO:

21/00100

For publication [Do not include information which is exempt from publication under schedule 12a of the Local Government Act 1972]

Key decision: YES

Key decision criteria. The decision will:

- a) result in savings or expenditure which is significant having regard to the budget for the service or function (currently defined by the Council as in excess of £1,000,000);

Subject Matter / Title of Decision:

Disposal of land South of Steele Avenue, **Greenhithe**, Dartford DA9 9AE

Decision:

As the **Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services**, I agree to authorise the disposal of the sites and delegate authority to:

1. The **Director of Infrastructure** in consultation with the **Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services**, to finalise the contractual terms of the disposal.
2. The **Director of Infrastructure** to authorise the execution of necessary contractual and land agreements required to implement the above.

Reason(s) for decision:

KCC Highways operations from the site closed in 2018 and the site was subsequently declared surplus to operational requirements and suitable for disposal.

The eventual sale of the property will result in a capital receipt for KCC which will be used to support the Council's Capital Programme.

Proposed surplus property disposal is in line with KCC's statutory and fiduciary obligations.

Cabinet Committee recommendations and other consultation:

To be discussed at Policy and Resources Cabinet Committee, 9th November 2021.

Any alternatives considered and rejected:

The site has been declared surplus by Kent County Council and, as such, there are no operational requirements for it. Where Kent County Council has no reason to hold on to assets, it should dispose of them in line with its statutory and fiduciary obligations.

Before concluding the most viable option of disposing of the site in two stages, officers undertook investigations and took account of advice from the market, Dartford Borough Council's Planning Department and the views of the local community. On balance the integration of a medical hub at this site will provide community benefit along with a capital receipt that accords with market value.

Alternatives such as leaving the site undeveloped and to focus development wholly as residential were considered and rejected.

The medical centre site has been marketed by a specialist primary care / commercial property agent, owing to the specialist nature of primary care development and the short timetable for delivery. Different marketing methods (e.g. site advertising boards, advertisements in the property press and using less specialised property agents) were considered and rejected as inappropriate for the specific circumstances of procuring a medical centre.

In securing the best value for the site, the planning position underpins the value. In this case, obtaining a consent in advance of sale and an unconditional sale approach were both considered and it was concluded that working with the preferred developer under a conditional sale contract optimised KCC's financial return on the one hand and enabled KCC to control its exposure to risk on the other.

The site will be sold in 2 stages. The first stage for the medical centre and the second stage to be the subject of a further marketing campaign

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