

**From:** Rebecca Spore Director of Infrastructure

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

**Subject:** Disposal of Wayfarers Care Home, Sandwich, CT13 0AW

**Key Decision:** involves expenditure or savings over £1m

**Classification:** UNRESTRICTED Report and Appendix A.

**EXEMPT Appendix B** – not for publication. Paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended, refers.

**Past Pathway of report:** N/A

**Future Pathway of report:** Cabinet Member decision.

**Electoral Division:** Sandwich, Sue Chandler

**Summary:** This paper relates to the intention to dispose of the building and land at Wayfarers Care Home, St Barts Road, Sandwich.

**Recommendation(s):**

The **Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services** is asked to agree to the disposal of the former Wayfarers Care Home, St Barts Road, Sandwich 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.

## 1. The Property

- 1.1. The 1.15-acre site is located on St Barts Road, approximately 100 metres west of Dover Road and about 500 metres south of Sandwich town centre. Location and site plans can be seen in Appendix A.
- 1.2. While situated in a predominantly residential area with 2-storey housing north, south and west of the property, the site is also adjacent to the Grade I listed St Bartholomew's Hospital Chapel.

- 1.3. Wayfarers Care Home comprises a single storey former 33-bed home built by Kent County Council (“KCC”) in 1983 and extends to approximately 14,000 sq ft plus parking for about 14 cars.
- 1.4. The home was operated by KCC until the decision was made to close it in October 2019 in line with the decision 19/00063. The home ceased operations on the October 2020.
- 1.5. The property was declared surplus to the Council’s requirements and following two failed attempts to dispose of the site as a going concern, the site is now being taken forward to open marketing for offers on either a conditional or unconditional basis.
- 1.6. The property currently has planning Use Class C2 (residential institutions).
- 1.7. The site is within the defined urban area of Sandwich and lies within its Conservation Area, within the setting of the adjacent Grade I listed Chapel of St Bartholomew Hospital and other listed buildings within its grounds. Any future use of Wayfarers would need to take this into account along with the Flood Zone allocation in the local plan.

## **2. Disposal Options and Marketing**

- 2.1 The property has been declared surplus to the Council’s requirements with no KCC operational use. Options for disposal were considered as set out in in the exempt appendix and given the financial and operational risk associated with retaining the property as an investment, the disposal of the property via an open market tender for both conditional and unconditional bids is being progressed.
- 2.2 Christie & Co were appointed as agents to support with the disposal of the site. Comprehensive marketing began in November 2021 with final bids due to be submitted in January 2022. Further detail as to how bids will be assessed is set out in the exempt appendix.

## **3. Financial Considerations**

- 3.1 Further financial information is set out in the exempt appendix B. The site will be disposed of in accordance with the Council’s statutory and fiduciary duties. This surplus site will generate a capital receipt to support the Medium-Term Financial Plan (MTFP) and the delivery of KCC’s capital programme.
- 3.2 Once the sale completes, KCC will no longer have the holding liabilities associated with the property such as rates and security costs.

## **4. Governance**

- 4.1 Appropriate processes have been followed to ensure best value through the targeted marketing of the property. Solicitors will be appointed to act in respect of

the structure and execution of the sale, in consultation with the Office of General Counsel.

- 4.2. Data Protection Impact Assessment (DPIA). KCC will not be handling any personal data. The appointed agent is sighted of the personal data for any interested parties and the agent does not pass personal data to KCC.
- 4.3. Equalities Impact Assessment (EQIA). There are no equalities impacts as a result of this decision.

## 5. Consultations

- 5.1 The local Member has been informed and will be kept updated on the progress of the proposals for this site.

## 6. Next Steps and Timing

- 6.1 The Key Milestones are:

Jan 2022	Offers due to be received and marketing exercise closed.
Jan 2022	Policy and Resources Cabinet Committee.
Feb 2022	Cabinet Member Decision.
Feb 2022	Agent to report on offers following 2 stage bidding process.
Apr 2022	Assessment of Bids and delegated decision taken.
Jun 2022	Estimated completion for an unconditional sale OR
Oct 2022	Estimated completion for a conditional sale with exchange of contract in May 2022.

## 7. Conclusion

- 7.1 The property has been declared surplus and is being progressed for a conditional or unconditional open market sale with Bids expected in January 2022. Following the assessment of Bids as set out in the exempt appendix B, a decision will be taken by the Director of Infrastructure in accordance with the delegations as recommended in this report.

## 8. Recommendation(s)

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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.

## 9. Background documents

Appendix A – Site plan.

Appendix B – Exempt report.

## 10. Author Details

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