

KENT COUNTY COUNCIL – RECORD OF DECISION

DECISION TAKEN BY:

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

DECISION NO:

22/00027

For publication

Key decision: YES

Key decision criteria. The decision will 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 Saxon House, Tina Gardens, Broadstairs CT10

Decision:

As the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, I agree to 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 terms of the disposal.
2. The Director of Infrastructure to authorise the execution of all necessary or desirable documentation required to implement the above.

Reason(s) for decision:

The property is surplus to the Council's requirements with an estimated transaction value in excess of £1million and is therefore a key decision.

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

Proposed surplus property disposal in line with Council's S.123 best consideration obligations.

Cabinet Committee recommendations and other consultation:

The proposed decision was discussed by the Policy and Resources Cabinet Committee on 11 October 2022 and the proceedings were as follows:

It was RESOLVED that the decision proposed to be taken by the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to agree to the disposal of the site and delegate authority to:

- a) the Director of Infrastructure, in consultation with the Deputy Leader and Cabinet Member for Finance, Corporate and Traded Services, to finalise the terms of the disposal; and
- b) the Director of Infrastructure, to authorise the execution of all necessary or desirable documentation required to implement the above,

be endorsed.

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

Any alternatives considered and rejected:

The former Special Education Needs facility is surplus to the Council's operational requirements and consent has been granted by the Secretary of State for Education to allow for KCC to dispose of the site.

Kent County Council has an overarching duty under Section 123 of the Local Government Act 1972 to secure not less than best consideration in respect of property disposals. The selection of a preferred bidder will take place in accordance with its Freehold Asset Disposal Policy.

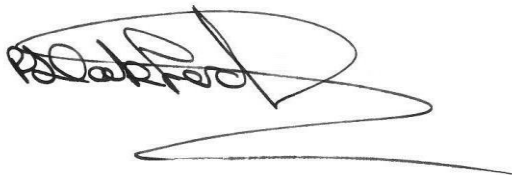
The site is allocated for residential development within the Thanet Local Plan that was adopted in July 2020. The allocation suggests a site capacity of c.14 dwellings.

The site has been openly marketed by an experienced Kent based land agent. Bids have been received.

In securing the best consideration for the site, the planning position underpins the value. In this case, the best chance of optimising the planning position is to work with the preferred developer under a conditional sale contract, which also reduces KCC's exposure to the risk of abortive costs.

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

None.



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signed

23 February 2023

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date