

# KENT COUNTY COUNCIL –RECORD OF DECISION

**DECISION TO BE TAKEN BY:**

Gary Cooke – Cabinet Member for Corporate and Democratic Services

**DECISION NO:**

13/00055

For publication

**Subject:** The Former Residential Care Home known as Sampson Court, Mongeham Road, Deal

**Decision:**

As Cabinet Member for Corporate and Democratic Services, I agree the 125-year lease of Sampson Court, Mongeham Road, Deal to Orbit South Homes for the purposes set out in the report and in return for the associated care package and nomination rights to be delivered.

It is noted that no specific delegations have been, nor need to be, included in the decision text. The authority pathway is provided by the Executive Scheme of Delegation contained within the Council's Constitution which clearly states that "Once a Member-level decision has been taken.....the implementation of that decision should be delegated to officers".

For information purposes, it is expected that the Director of Property and Infrastructure will sign the lease and the Corporate Director of Families and Social Care will sign the nominations agreement on behalf of KCC.

**Reason(s) for decision:**

In accordance with the Property Management Protocol, leases in excess of 20 years in length need to be approved by Cabinet Committee.

The decision will enable Orbit South Homes to demolish the current buildings and re-develop the site to provide a 75-mixed unit extra care facility, subject to planning permission.

**Cabinet Committee recommendations and other consultation:**

This decision has been taken via the "special urgency" decision route as to delay the decision would put at risk the HCA funding secured by Orbit South Homes to undertake the project and therefore put at risk the benefits of the development for Kent County Council.

In accordance with local and statutory procedures the following members have been consulted and confirmed their approval without making any further comments

Policy and Resource Committee

Alex King  
Roger Latchford  
Derek Smyth  
Trudy Dean

Scrutiny Committee

Richard Parry  
Gordon Cowan  
Trudy Dean

Mike Baldock

Further the local members, Mr Eddy and Mrs Rowbotham have also confirmed their approval to the transaction.

**Any alternatives considered:**

(1) Remodel and refurbish existing facilities however the buildings in question do not lend themselves to remodelling and indeed as obsolete in design and function.

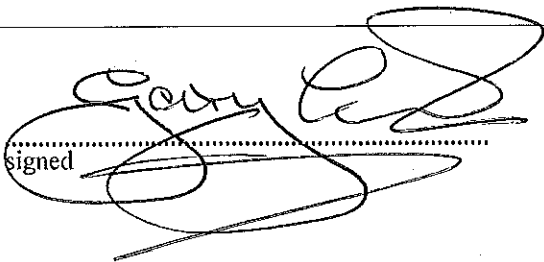
(2) Sell land on open market for redevelopment purposes for the highest price however if Orbit does not have a site then the funding from the HCA would need to be returned and it would not be guaranteed that it would be reallocated to Kent

(3) Explore other schemes that could be more suited to investment by FSC for the delivery of extra care housing New Purpose Built Facilities however this review will take time to implement and thus at the moment there are no further opportunities to forward an 'extra care scheme' in Deal.

(4) New Purpose Built Facilities however it is accepted that there are insufficient funds to build a new facility ourselves on this site and with no other plans for a purpose built scheme in Deal, it is recognised by both Kent and Dover that this site is the only option to meeting the need for a purpose built scheme that will benefit the local community and older population

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

None

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signed 

..... 11/7/2013 .....