

From: Gary Cooke, Cabinet Member for Corporate and Democratic Services;
Rebecca Spore, Director of Infrastructure

To: Property Sub-Committee – 8 July 2016

Decision No: 14/00068c

Subject: Disposal of Former South Deal Primary School Remote Playing Field, Freemens Way, Deal

Key decision – *Disposal of land with an anticipated capital receipt over £1m*

Classification: Unrestricted

Past Pathway of Paper: Published on Forward Plan (2014)

Future Pathway of Paper: Cabinet Member Decision

Electoral Divisions: Deal

Summary: The report considers the proposed disposal of Former South Deal Primary School Remote Playing Field, Freemens Way, Deal for housing and sports facility development.

Recommendation(s):

The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision 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.

1. Introduction & Overview

- 1.1 The Former South Deal Primary School Remote Playing Field (“the Site”) shown outlined in red on the attached site plan is approximately 9.1 acres in extent. The field is relatively level open land located in a predominantly residential area adjacent to a cemetery and allotments to the north. Access to the Site is via Freemens Way. The Site is secured with fencing with no authorised public access and held freehold by KCC.
- 1.2 The Site has been vacant and unused since 2006. Prior to this, it was used for educational purposes as the dedicated remote playing field serving the Former South Deal Primary School before the school amalgamated with Mongeham Primary School to create Hornbeam Primary School, Mongeham Road. The former South Deal school site on Mill Road was subsequently declared surplus and sold in 2007 for housing development.

- 1.3 Education declared the former playing field site as surplus to requirements in August 2008. The current AEO (David Adams) reaffirmed Education's support of the proposed disposal in February 2016.
- 1.4 Formal EFA consents are not required due to there being 10 years passing without any educational use taking place on the site by the time a sale contract Exchanges.
- 1.5 Following a competitive open market and informal tender process, a preferred purchaser has now been selected for recommendation on a conditional "subject to planning" for a residential and sports facilities development. The commercially sensitive details of which are available in the Exempt report.

2. Marketing & Disposal

- 2.1 The marketing strategy comprised of promoting the site with development potential with reference to our illustrative housing scheme with football pitches and as supported by pre-application feedback from Dover's Planning Department. Prospective buyers/developers were invited to make "unconditional" or "subject to planning" offers. Marketing particulars attached.
- 2.2 From the offers received, the top three bidders were then interviewed and invited to make their "best & final" bids clearly setting out any conditions along with proof of track record and funds to support their ability to perform.
- 2.3 A summary of all the bids and details of the preferred bid being recommended and the top tier under bidders are included within the Exempt report.
- 2.4 It is proposed that the preferred bidder will develop the proposed football pitches and facilities to an agreed specification to meet planning requirements.

3. Consultations

- 3.1 Local Members were consulted prior to the marketing and no comments were received.

4. Conclusions

- 4.1 The proposed disposal, assuming planning is forthcoming, will generate a significant capital receipt to fund the Council's Capital programme and to streamline the Council's property portfolio to achieve financial and efficiency benefits in line with appropriate property policy.
- 4.2 In addition, a new sporting facility will be created placing a significant part of this unused site back into beneficial community use to meet DDC's identified demand.

5. Recommendations:

The Property Sub-Committee is asked to consider and either endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision 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.

6. Background Documents

- Site Plan (Appendix 1)
- Agent's Marketing Particulars (Appendix 2)

7. Contact details

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