

CABINET

4 SEPTEMBER 2012

CHILD DEVELOPMENT CENTRE

Portfolio Holder: Councillor Alan Jarrett, Finance

Report from: Perry Holmes, Assistant Director, Legal and Corporate Services

Author: Phil Vipond, Senior Valuation Surveyor

Summary

Cabinet (decision 197/2010) authorised the grant of a lease of part of the Temple School Block 3 and ancillary buildings to NHS Kent & Medway for conversion to a Child Development Centre.

NHS Medway now wishes to purchase the freehold interest rather than lease the facility and this report seeks the necessary Cabinet authority to dispose of the site for the best consideration reasonably obtainable.

1. Budget and Policy Framework

- 1.1. As the value of the land edged black is over £100,000, but below £1,000,000 this disposal is a matter for Cabinet.

2. Background

- 2.1 Further to a Cabinet decision on 9 November 2010 (197/2010), negotiations have been held with NHS Kent & Medway to agree terms for a lease of part of the former Temple School buildings for use as a Child Development Centre (CDC).
- 2.2 The proposal remains for NHS Kent & Medway to refurbish and convert part of the former school buildings creating self-contained accommodation with a dedicated access from Cliffe Road.
- 2.3 NHS Kent & Medway have now indicated a preference to purchase the Council's freehold interest in the site the approximate boundaries of which are shown edged black on the attached plan.
- 2.4 Consent has already been obtained from the Department for Education for disposal either by way of lease or freehold sale.

2.5 Subject to Cabinet approval it is proposed the detailed disposal terms between the Council and NHS Medway are finalised to facilitate the development of the proposed CDC.

3. Advice and analysis

3.1 The Council could retain the land or alternatively, the Council could dispose of it, to generate capital receipts, reduce revenue costs and in the case of this site improve multi-agency support (including health, education and care services) for disabled children of the borough.

4. Risk Management

Risk	Description	Action to avoid or mitigate risk
Empty properties are expensive and difficult to manage pending disposal	Empty properties become a target of antisocial behaviour/vandalism /squatters pending disposal.	Dispose of surplus land and buildings as soon as possible.

5. Consultation

5.1 Consultation has taken place with the service directorates and no objections to these proposals have been received. NHS Kent & Medway have consulted parents of disabled children who fully support the proposal for the CDC to be based at Temple, as do the emerging Medway Clinical Commissioning Group.

6. Financial and legal implications

6.1 The Council has a duty under s123 of the Local Government Act 1972 to obtain best consideration, when it disposes of interests in property, unless consent is obtained from the Secretary of State, or one of the general consents applies.

6.2 Appropriate consents to a freehold or leasehold disposal have been obtained from the Department for Education for the area edged black on the attached plan.

7. Recommendations

7.1 That Cabinet authorises the Assistant Director of Legal and Corporate Services, in consultation with the Portfolio Holder for Finance, to finalise the detailed terms, agree the precise boundaries of the site, seek any further necessary statutory consents and dispose of the site for the best consideration reasonably obtainable.

8. Suggested reasons for decision(s)

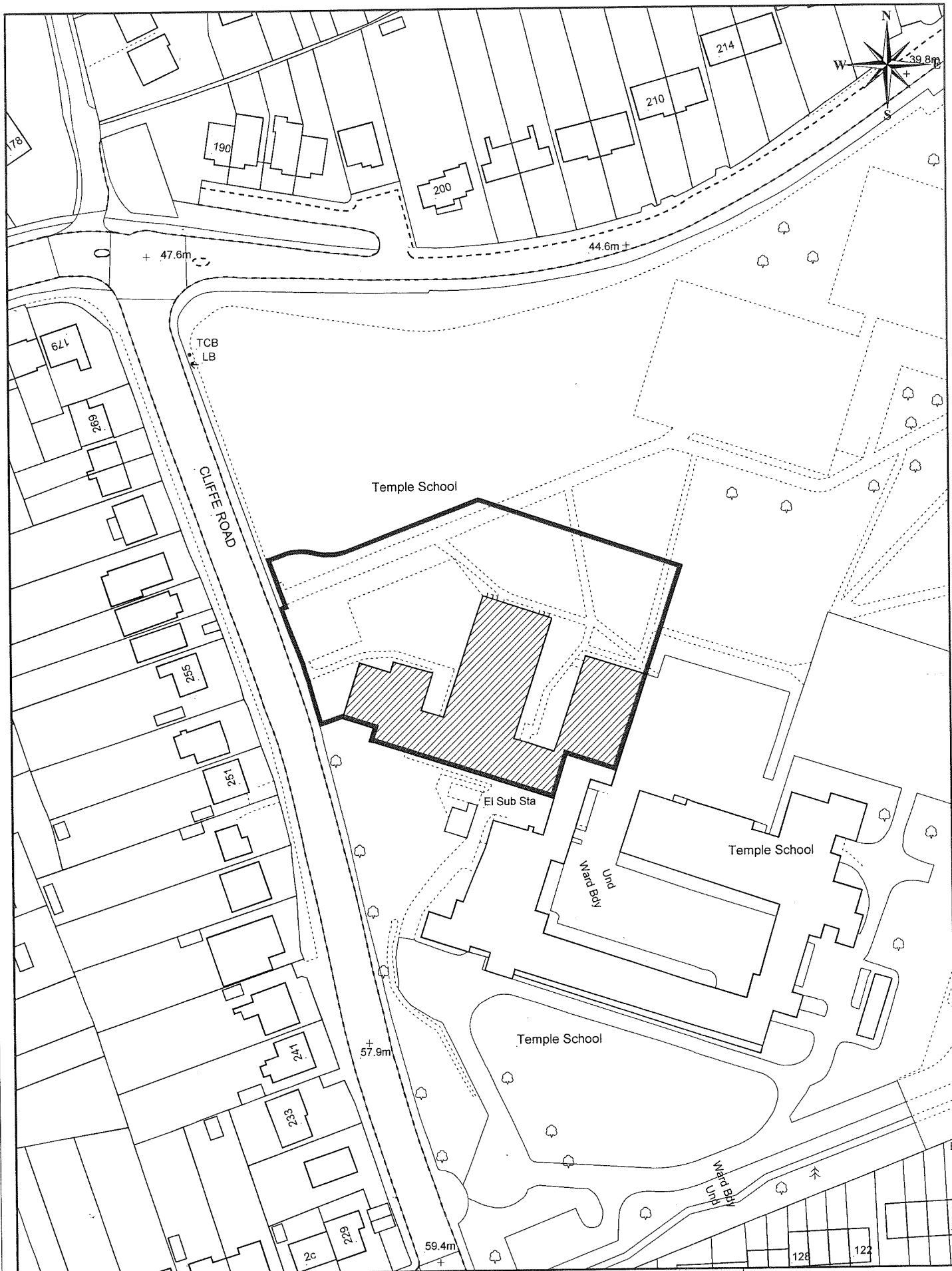
- 8.1 In order to reduce revenue costs, realise capital receipts and gain investment and improved services in the Medway area.

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Background Papers:

Cabinet 2 August 2011 – Proposal to Move the CDC to Temple Site
Council – 25 November 2010 – Brompton Academy and Former Temple
School Site Property Issues
Cabinet 9 November 2010 – Outline Business Case for Brompton Academy



Temple School

 CDC Site (4,649 m²)

 Built Footprint (1,571 m²)

Medway
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Scale: NTS 31/10/11