

MAIDSTONE BOROUGH COUNCIL

RECORD OF DECISION OF THE CABINET MEMBER FOR CORPORATE SERVICES

Decision Made: 28 March 2011

DISPOSAL OF 13 TONBRIDGE ROAD

Issue for Decision

To consider the freehold disposal of 13 Tonbridge Road, Maidstone, Kent.

Decision Made

1. That delegated authority is given to the Assistant Director of Environment and Regulatory Services, in consultation with the Director of Regeneration and Communities, to negotiate and agree with Assura Medical Centres Ltd (or another company within the Assura Group) terms for the freehold disposal of 13 Tonbridge Road, Maidstone Kent (identified as that land outlined in red upon the plan attached at appendix 1 to the report of the Assistant Director of Environment and Regulatory Services) provided they are satisfied that the terms of the freehold disposal represent the best consideration reasonably obtainable for the land known as 13 Tonbridge Road Maidstone Kent, and demonstrate best value for the Council.
2. That the Head of Legal Services be given delegated authority to enter into contracts for the freehold disposal of 13 Tonbridge Road Maidstone Kent upon the terms agreed by the Assistant Director of Environment and Regulatory Services.

Reasons for Decision

By way of a Decision by the Cabinet Member for Corporate Services, dated 27 August 2009 the Council demolished the former Council offices at Tonbridge Road and subsequently, outline planning consent was acquired but not implemented to change the site use at 13 Tonbridge Road Maidstone Kent to either residential development or a care home.

A number of parties expressed interest in developing the site but due to a variety of reasons none were able to bring forward a scheme that met with the Council's financial aspiration for the site.

Subsequently two offers were received for the site and these are detailed in the Exempt Appendix which accompanies the report of the Assistant Director of Environment and Regulatory Services.

After careful consideration of these offers, the proposal from Assura Medical Centres Ltd (or another company within the Assura Group) to develop the site for a Doctor's surgery, pharmacy and housing is considered to provide the Council with the best use for the land; both financially and socio-economically and supports the Council's strategic priorities.

An independent firm of Chartered Surveyors were engaged to provide a separate appraisal (contained within the Exempt Appendix set out in the report of the Assistant Director of Environment and Regulatory Services) of the proposed purchase and that the result of this shall inform the Assistant Director of Environment and Regulatory Services, in consultation with the Director of Regeneration and Communities, in their negotiations with Assura Medical Centres Ltd.

In making this decision on behalf of the Council (as owner of the freehold title), the town and country planning merits of the proposed development are not being considered, which will be considered at a later date by the Planning Committee or Development Control Manager, should a planning application be submitted.

Alternatives considered and why rejected

The alternative bid could be considered, however this would not bring forward a new Doctor's surgery and residential accommodation for the location site, nor realise a satisfactory capital sum.

Background Papers

Cabinet Member Decision dated 27 August 2009

<p>The Cabinet Member determined her decision was urgent because independent verification of the offer was not available until 19 March 2011 and the contracts for the sale must be exchanged no later than 31 March 2011. In accordance with paragraph 18 of the Overview and Scrutiny Procedure Rules of the Constitution, the Mayor, in consultation with the Head of Paid Service and the Chairman of the Corporate Services Overview and Scrutiny Committee agreed that the decision was reasonable in all the circumstances and should be treated as a matter of urgency and not be subject to call in.</p>
