

MAIDSTONE BOROUGH COUNCIL
RECORD OF DECISION OF THE
CABINET MEMBER FOR CORPORATE SERVICES

Decision Made: 05 January 2012

DISPOSAL OF 26 TONBRIDGE ROAD

Issue for Decision

To consider the freehold disposal of 26 Tonbridge Road, Maidstone, Kent.

Decision Made

1. That the freehold disposal of 26 Tonbridge Road, Maidstone, Kent, identified as the land outlined in red on the plan attached at appendix 1 to the report of the Assistant Director of Environment and Regulatory Services, be agreed.
2. That delegated authority be given to the Head of Legal Services to enter into a contract for the freehold disposal of 26 Tonbridge Road in accordance with the agreed Heads of Terms, and any other terms agreed by the Assistant Director of Environment & Regulatory Services.

Reasons for Decision

Following the Decision by the Cabinet Member for Corporate Services, dated 27 August 2009, the Council demolished the former Council offices at 26 Tonbridge Road. Subsequently, 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.

In March 2011, the Council engaged Harrisons, a local firm of Chartered Surveyors, to market the site resulting in a number of offers as detailed in the exempt appendix to the report of the Assistant Director of Environment and Regulatory Services.

Although not the highest offer, the proposal from Charing Healthcare Limited to develop the site for a 60 bed care home was considered to be the preferred bidder and to offer the best consideration reasonably obtainable.

In considering the offers, the probability of the proposed development achieving planning approval were taken into account. Advice was received from the Development Control Manager that single storey developments, and those requiring access from and exit onto Tonbridge Road would not

be likely to receive consent whilst a development that complemented the existing townscape would be favourably received. Only the Charing Healthcare proposal met these criteria.

Harrisons have confirmed that the offer is best consideration reasonably obtainable for the land.

Alternatives considered and why rejected

Accepting the higher bid could be considered, however this would be unlikely to receive planning approval, and as the offer was conditional on obtaining planning consent the sale would not be completed.

It could be decided not to accept any of the offers, in the hope that the property market will improve resulting in a higher offer. The current prognosis is that there is not expected to be any improvement in the foreseeable future, with zero or even negative growth expected over the next two to three years.

Background Papers

Decision of the Cabinet Member for Corporate Services dated 27 August 2009

Should you be concerned about this decision and wish to call it in, please submit a call in form signed by any two Non-Executive Members to the Head of Change and Scrutiny by: 12 January 2012
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