

COBTREE MANOR ESTATE CHARITY COMMITTEE MEETING

Date: Wednesday 26 July 2023
Time: 5.00 pm
Venue: Town Hall, High Street, Maidstone

Membership:

Councillors Burton, Cooper, Parfitt-Reid and Perry

The Chairman will assume that all Members will read the reports before attending the meeting. Officers are asked to assume the same when introducing reports.

<u>AGENDA</u>	<u>Page No.</u>
1. Apologies for Absence	
2. Election of Chairman	
3. Election of Vice-Chairman	
4. Urgent Items	
5. Notification of Visiting Members	
6. Disclosures by Members and Officers	
7. Disclosures of Lobbying	
8. To consider whether any items should be taken in private because of the possible disclosure of exempt information.	
9. Minutes of the Meeting held on 18 April 2023	1 - 3
10. Presentation of Petitions (if any)	
11. Questions and Answer session for Local Residents (if any)	
12. Questions from Members to the Chairman (if any)	
13. Cobtree Manor Estate Financial Position Report	4 - 10
14. Cobtree Golf Course	11 - 17

Issued on Tuesday 18 July 2023

Continued Over/:

Alison Broom

Alison Broom, Chief Executive

PART II

To move that the public be excluded for the items set out in Part II of the Agenda because of the likely disclosure of exempt information for the reasons specified having applied the Public Interest Test.

Head of Schedule 12A and Brief Description

15. Exempt Appendix to Item 14 - Cobtree Golf Course	3 – Financial/Business Affairs	18 - 20
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INFORMATION FOR THE PUBLIC

In order to ask a question at this meeting, please call **01622 602899** or email committee@maidstone.gov.uk by 5 p.m. one clear working day before the meeting (i.e. by 5 p.m. on Monday 24 July 2023). You will need to provide the full text in writing.

If your question is accepted, you will be provided with instructions as to how you can access the meeting.

In order to make a statement in relation to an item on the agenda, please call **01622 602899** or email committee@maidstone.gov.uk by 4 p.m. one clear working day before the meeting (i.e. by 4 p.m. on Monday 24 July 2023). You will need to tell us which agenda item you wish to speak on.

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MAIDSTONE BOROUGH COUNCIL

COBTREE MANOR ESTATE CHARITY COMMITTEE

MINUTES OF THE MEETING HELD ON 18 APRIL 2023

Present:

Committee Members:	Councillor Burton (Chairman) and Councillors Cooper, Parfitt-Reid and S Webb
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45. APOLOGIES FOR ABSENCE

There were no apologies for absence.

46. URGENT ITEMS

The Chairman said that there were no urgent items, but there was an urgent update to exempt Appendix 4 to item 13 relating to the Cobtree Café, and this had been circulated separately.

47. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members, although Councillors Perry and Russell attended the meeting as observers.

48. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

49. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying.

50. EXEMPT ITEMS

RESOLVED: That the public be excluded from the meeting should Members wish to discuss the information contained within the exempt Appendices to items 12 (Cobtree Manor Park Llama House) and 13 (Cobtree Café) and the urgent update to exempt Appendix 4 to item 13 because of the likely disclosure of exempt information for the reason specified having applied the Public Interest Test.

51. MINUTES OF THE MEETING HELD ON 25 JANUARY 2023

RESOLVED: That the Minutes of the meeting held on 25 January 2023 be approved as a correct record and signed.

52. PRESENTATION OF PETITIONS

There were no petitions.

53. ANY QUESTIONS ON NOTICE FROM LOCAL RESIDENTS

There were no questions from Local Residents.

54. ANY QUESTIONS ON NOTICE FROM MEMBERS

There were no questions from Members to the Chairman.

55. COBTREE MANOR ESTATE FINANCIAL POSITION REPORT

The Senior Finance Manager (Client) introduced his report summarising the financial position of the Cobtree Manor Estate as at 28 February 2023. The report covered activities at the Golf Course, Kent Life, the Manor Park and the residential properties.

The Senior Finance Manager (Client) advised the Committee that:

- For the first time since before the COVID 19 pandemic it had been a business-as-usual year and the various activities at the Estate were projected to make a healthy surplus at year end, at least in line with the budgeted figures.
- There had been expenditure of £17,855 for consultancy work relating to the procurement of the new Golf Course contract. Car parking income continued to be slightly down against the budgeted figure, but this was offset by additional income from the Café, and, overall, the budgets for the Manor Park were underspent.
- Income from the Golf Course was going to be higher than budgeted. Income of £139,000 had been budgeted, but the final invoice total was going to be around £173,000 which was the amount MyTime, the operator, was due to pay under the contract. This was indicative of the popularity of the Course.

In response to a question, the Leisure Manager advised the Committee that playing fees at the Golf Course were set by the operator in line with their own business plan. It was for the operator to balance the impact of high inflation and increased costs against customer expectation of a fair price.

RESOLVED: That the financial position of the Cobtree Manor Estate as at 28 February 2023 be noted.

56. COBTREE MANOR PARK LLAMA HOUSE

RESOLVED:

1. That approval be given for capital expenditure to be incurred in line with the cashflow forecast for the works to the llama house roof at Cobtree Manor Park.
2. That quotation G from contractor 4 is accepted and delegated authority is given to the Director of Finance, Resources and Business Improvement to instruct contractor 4 to complete the works to the llama house roof.

See Record of Decision:

[your-councillors \(maidstone.gov.uk\)](http://your-councillors(maidstone.gov.uk))

57. COBTREE CAFE

RESOLVED:

1. That the lease of Cobtree Manor Park Café is granted to applicant 3.
2. That the leased and retained areas of the café premises are amended as per the plan at Appendix 1 to the report.
3. That the capital sum identified in the cashflow forecast at exempt Appendix 4 to the report is made available for new or upgraded staffing arrangements in the park with a delegation to the Director of Finance, Resources and Business Improvement to consult with the Chairman of the Committee on key decision points to ensure value for money.
4. That delegated authority is given to the Director of Finance, Resources and Business Improvement to agree the final lease with applicant 3.
5. That delegated authority is given to the Head of Mid-Kent Legal Services to enter into such lease documents and complete any relevant statutory notices in order to complete the lease process.

See Record of Decision:

[your-councillors \(maidstone.gov.uk\)](http://your-councillors(maidstone.gov.uk))

58. DURATION OF MEETING

5.00 p.m. to 5.25 p.m.

Agenda Item 13

**Cobtree Manor Estate
Committee**

26 July 2023

Cobtree Manor Estate Financial Position

Final Decision-Maker	Cobtree Manor Estate Committee
Lead Head of Service	Director of Finance, Resources & Business Improvement – Mark Green
Lead Officer and Report Author	Paul Holland, Senior Finance Manager (Client)
Classification	Public
Wards affected	Boxley

Executive Summary

The report summarises the current financial position of the Estate covering the activities at the golf course, Kent Life, the Manor Park and the residential properties.

Purpose of Report

To update the Committee on the current financial position and any other relevant matters that may impact the financial position of the Trust.

This report makes the following recommendations to this Committee:

1. That the current financial position be noted.

Timetable

Meeting	Date
Cobtree Manor Estate Committee	26 July 2023

Cobtree Manor Estate Financial Position

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	The operation of the Estate directly supports the objects of the Trust as set out when the Council became the Corporate Trustee	Director of Finance, Resources & Business Improvement
Cross Cutting Objectives	The operation of the Estate supports the Council's strategic objective to ensure there are good leisure and cultural attractions in the Borough.	Director of Finance, Resources & Business Improvement
Risk Management	There is a potential reputational risk if the facilities are operated poorly. This is addressed in the annual risk management report.	Leisure Manager
Financial	There is a financial risk to the Trust if the operations cost more than predicted or fail to generate sufficient income to cover the costs of running the estate.	Senior Finance Manager (Client)
Staffing	There are no additional implications arising from this report.	Leisure Manager
Legal	<p>Under the Council's Constitution the Committee as Corporate Trustee is responsible for all matters relating to the Charity with the exception of daily management.</p> <p>Law applicable to charities in England and Wales requires the trustee to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. This update report assists in meeting those requirements</p> <p>There are no further implications arising from this report.</p>	Team Leader (Contentious & Corporate Governance)
Information Governance	The recommendations do not impact personal information (as defined in UK GDPR and Data Protection Act 2018) the Council processes.	Senior Information Governance Officer

Equalities	The recommendations do not propose a change in service therefore will not require an equalities impact assessment	Equalities and Communities Officer
Public Health	There are no additional implications arising from this report.	Public Health Officer
Crime and Disorder	There are no additional implications arising from this report.	Director of Finance, Resources & Business Improvement
Procurement	There are no additional implications arising from this report.	Director of Finance, Resources & Business Improvement
Biodiversity & Climate Change	The implications of this report on biodiversity and climate change have been considered and there are no implications on biodiversity and climate change. A pending decarbonisation study recommendations aims to support areas of the Cobtree Manor Estate to reduce costs from energy consumption, insulate, find low carbon heating solutions, and seek renewable energy options which will save costs in the longer term.	Biodiversity and Climate Change Manager

2. INTRODUCTION AND BACKGROUND

- 2.1 This is a regular update report on the financial position of the Estate, which enables the Committee to see how the various areas of activity are performing. As these are charitable funds there is a need for robust management and monitoring of the budget.

3. CURRENT FINANCIAL POSITION

- 3.1 The table below summarises the financial position of the Estate as at 31st March 2023. **Appendix 1** provides a more detailed breakdown of the figures.

	Budget for Year 2022/23	Actuals as at 31st March 2023	Variance: Underspend (+) Overspend (-)
Golf Course			
Expenditure	£48,860	£67,682	-£18,822
Income	-£139,350	-£173,891	£34,541
Net Expenditure (+)/Income (-)	-£90,490	-£106,209	£15,719
Manor Park			
Expenditure	£259,260	£229,212	£30,048
Income	-£189,080	-£184,887	-£4,193
Net Expenditure (+)/Income (-)	£70,180	£44,325	£25,855
Kent Life			
Expenditure	£29,890	£25,985	£3,905
Income	-£70,730	-£71,230	£500
Net Expenditure (+)/Income (-)	-£40,840	-£45,245	£4,405
Residential Properties			
Expenditure	£16,180	£8,359	£7,821
Income	-£30,000	-£34,349	£4,349
Net Expenditure (+)/Income (-)	-£13,820	-£25,990	£12,170
Operational Total	-£74,970	-£133,119	£58,149
Investment Income	-£40,000	-£53,671	£13,671
Interest Paid	£7,010	£12,113	-£5,103
Car Park Repayment	£62,360	£127,180	-£64,820
Total for the Year	-£45,600	-£47,497	£1,897
Net Expenditure (+)/Income (-)			

3.2 This is the draft outturn position for 2022/23 and shows a surplus of £133,119 for operational activities. This was £58,419 greater than budgeted for. There are no significant issues to report, but the following points should be noted:

- The golf course contract payment was received in full, against a prudent budget that had assumed that we may only receive 80% of the contracted sum. This means additional income of £34,591 was received.
- Car parking income was slightly down against the budgeted figure, but this is offset by additional income from the café and overall, the budgets for the Manor Park were underspent.

3.3 As there was a healthy bank balance towards the end of the year an additional repayment was made in respect of the car park construction costs that are being repaid to the Council. These payments had been deferred during Covid, and making this additional payment means that the loan will now be repaid a year earlier than was anticipated.

3.4 There are no issues to report in relation to the 2023/24 budget, and a more detailed report on the financial position will be brought to the next meeting of the Committee.

4. **AVAILABLE OPTIONS**

4.1 Section 3 - for noting only.

5. **PREFERRED OPTIONS AND REASONS FOR RECOMMENDATIONS**

5.1 Section 3 - for noting only.

6. **NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION**

6.1 Officers will continue to monitor the financial position and take appropriate action where necessary.

7. **REPORT APPENDICES**

- Appendix 1: Financial Position
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8. **BACKGROUND PAPERS**

None.

Cobtree Manor Estate	Approved Budget 2022/23	Actual as at 31st March 2023	Variance at end of March 2023
GOLF COURSE			
Repairs & Maintenance	£5,210	£2,329	£2,881
Premises Insurance	£2,570	£3,920	-£1,350
Professional Services	£0	£17,855	-£17,855
General Expenses - VAT	£2,550	£0	£2,550
Controlled Running Costs	£10,330	£24,104	-£13,774
Contract Income	-£139,110	-£173,891	£34,781
Rent Income	-£240	£0	-£240
Controlled Income	-£139,350	-£173,891	£34,541
MBC Staff Recharges	£12,530	£12,534	-£4
Rechargeable Costs	£12,530	£12,534	-£4
Cobtree Golf Course	-£116,490	-£137,253	£20,763
MBC 2/9ths share	£26,000	£31,044	-£5,044
CMET Total	-£90,490	-£106,209	£15,719

MANOR PARK			
Overtime	£4,000	£0	£4,000
Employee Costs	£4,000	£0	£4,000
Hard Landscaping	£15,300	£8,039	£7,261
Gas	£2,040	£2,469	-£429
Electricity	£12,040	£11,742	£298
Water Metered	£1,220	£1,359	-£139
Sewerage & Env Services	£1,120	£0	£1,120
Trade Refuse Collection (Internal)	£8,160	£8,976	-£816
Premises Insurance	£2,320	£2,410	-£90
Equipment Purchase	£0	£0	£0
Equipment Hire	£540	£0	£540
Vehicle Leasing & Running Costs	£2,600	£0	£2,600
Vehicle Insurance	£810	£0	£810
Cash Collection	£2,470	£0	£2,470
Protective Clothes	£540	£0	£540
Photocopying	£540	£18	£522
General Expenses	£4,080	£1,949	£2,131
General Expenses - VAT	£6,120	£0	£6,120
Audit Fee	£5,440	£5,535	-£95
Professional Services	£3,620	£12,282	-£8,662
Direct Telephones	£210	£0	£210
Mobile Telephones	£110	£0	£110
General Insurances	£150	£0	£150
External Print & Graphics	£170	£0	£170
Controlled Running Costs	£69,600	£54,779	£14,821
Fees & Charges - Car Parking	-£110,000	-£98,400	-£11,600
Other Income - Cobtree Charity Trust Ltd	-£40,000	-£37,889	-£2,111
Other Income	-£5,000	-£3,830	-£1,170
Licences	-£80	£0	-£80
Rent Income (Café)	-£34,000	-£44,768	£10,768
Controlled Income	-£189,080	-£184,887	-£4,193
MBC Staff Recharges	£53,060	£53,064	-£4
MBC Parks Management	£132,600	£121,369	£11,231
Rechargeable Costs	£185,660	£174,433	£11,227
Cobtree Manor Park	£70,180	£44,325	£25,855

Cobtree Manor Estate	Approved Budget 2022/23	Actual as at 31st March 2023	Variance at end of March 2023
KENT LIFE			
Repairs & Maintenance of Premises	£10,930	£9,115	£1,815
Premises Insurance	£8,250	£7,690	£560
General Expenses - VAT	£1,530	£0	£1,530
Controlled Running Costs	£20,710	£16,805	£3,905
Contract Income	-£70,730	-£71,230	£500
Controlled Income	-£70,730	-£71,230	£500
MBC Staff Recharges	£9,180	£9,180	£0
Rechargeable Costs	£9,180	£9,180	£0
Kent Life	-£40,840	-£45,245	£4,405
RESIDENTIAL PROPERTIES			
Repairs & Maintenance	£13,270	£960	£12,310
Legal Fees	£0	£4,496	-£4,496
Premises Insurance	£290	£281	£9
Controlled Running Costs	£13,560	£5,737	£7,823
Rent Income	-£30,000	-£34,349	£4,349
Controlled Income	-£30,000	-£34,349	£4,349
MBC Staff Recharges	£2,620	£2,622	-£2
Rechargeable Costs	£2,620	£2,622	-£2
Residential Properties	-£13,820	-£25,990	£12,170
OVERALL TOTALS	-£74,970	-£133,119	£58,149
Investment Income	-£40,000	-£53,671	£13,671
Interest Paid (Car park costs)	£7,010	£12,113	-£5,103
Net surplus/(deficit) for operational & investment activities	-£107,960	-£174,677	£66,717
Repayment of car park construction costs	£62,360	£127,180	-£64,820
Net surplus/(deficit) after repayment	-£45,600	-£47,497	£1,897

**COBTREE MANOR ESTATE
CHARITY COMMITTEE**

26 July 2023

Cobtree Golf Course

Timetable	
Meeting	Date
Cobtree Manor Estate Charity Committee	26 July 2023

Will this be a Key Decision?	Yes
Urgency	Not Applicable
Final Decision-Maker	Cobtree Manor Estate Charity Committee
Lead Head of Service	Katie Exon, Head of Property and Leisure
Lead Officer and Report Author	Mike Evans, Leisure Contracts Manager
Classification	<p>Public report with exempt appendix</p> <p>Exempt Appendix 1: Cobtree Golf Course Proposals and Interviews Summary</p> <p>This appendix contains exempt information as classified in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).</p> <p>The public interest in maintaining this exemption outweighs the public interest in its disclosure.</p>
Wards affected	All

Executive Summary

Following the Committee's decision in November 2022 to market the lease for Cobtree Manor Park Golf Course, an extensive marketing and applications process has been

undertaken and decisions are now required to award the lease to the preferred applicant.

Purpose of Report

Decision

This report makes the following recommendation to the Committee

1. That Heads of Terms for the lease of Cobtree Manor Park Golf Course including the clubhouse building, ancillary buildings and facilities are exchanged with applicant 2 in order to begin the due diligence work required.
2. That, subject to satisfactory completion of the due diligence work, the lease of Cobtree Manor Park Golf Course including the clubhouse building, ancillary buildings and facilities is granted to applicant 2.
3. That delegated authority is given to the Director of Finance, Resources and Business Improvement in conjunction with the Chairman and Vice Chairman to agree the final lease with applicant 2.
4. That delegated authority is given to the Head of Mid-Kent Legal Services to enter into such lease documents and complete any relevant statutory notices and similar statutory documentation in order to complete the lease process.

Cobtree Golf Course

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	The work of the charity links directly to its charitable objectives and the Strategic Plan objectives for the council.	Leisure Manager
Cross Cutting Objectives	The work of the charity links directly to its charitable objectives and the cross-cutting objectives of the council.	Leisure Manager
Risk Management	Risk implications are outlined in section 5.	Leisure Manager
Financial	Accepting the recommendations in this report will have a negative impact on the charity's annual revenue accounts, which was expected to be the case based on the assessment of the market forecast in 2022. However, the recommendations in this report will bring investment into assets and protect the long-term future of the golf course. The charity will manage the reduced rental income accordingly and take steps to mitigate the impact.	Section 151 Officer & Finance Team
Staffing	We will deliver the recommendations with our current staffing.	Head of Property and Leisure
Legal	Acting on the recommendations is within the Council's powers as set out under the Local Government Act 1972 section 123(2), which requires that the disposal by way of a lease exceeding seven years or more must not be for a consideration or value which is less than the best that can reasonably be obtained in the open market.	Team Leader, Property & Regeneration (MKLS)
Information Governance	The recommendations do not impact personal information (as defined in UK GDPR and Data Protection Act 2018) the Council Processes.	Information Governance Team

Equalities	The recommendations will ensure a continuation of service and therefore will not require an equalities impact assessment.	Equalities & Communities Officer
Public Health	We recognise that the recommendations will have a positive impact on population health or that of individuals.	Leisure Manager
Crime and Disorder	The recommendations will require consideration to be given to measures to deter and detect crime and disorder.	Leisure Manager
Procurement	The recommendations will require consideration to be given to measures to deter and detect crime and disorder.	Head of Property and Leisure
Biodiversity and Climate Change	Ensuring the golf course makes a positive impact on the biodiversity of the borough and on the council's net zero carbon commitment was a strategic objective of this project. Applicant 2 addresses these criteria satisfactorily.	Biodiversity and Climate Change Manager

2. INTRODUCTION AND BACKGROUND

2.1 In November 2022 the Cobtree Manor Estate Charity Committee (CMEC) considered a report on the lease and contract at Cobtree Manor Park Golf Course. At that meeting, it was resolved that the lease of the golf course would be advertised to prospective new tenants.

2.2 Through agents, the property has been advertised and proposals have been invited and received. In the proposals the council sought a tenant that:

- Has the requisite skills and experience to provide an enjoyable golf course for members and visitors all year round;
- Can provide more opportunities for an increased number of people to spend time at Cobtree Manor Park Golf Course, for a wider range of leisure, recreation, and/or business activities; and
- Will make a positive contribution towards to the Council's carbon zero commitments via investment into infrastructure and improved biodiversity across the golf course via expert greenkeeping and land management.

2.3 In their proposals applicants were asked to describe how they meet these criteria and outline their rental and development proposals for the site and its buildings. Proposals were assessed against these criteria and the

implications of their proposals were analysed. Interviews were held with some applicants at which they presented their proposals and plans and responded to questions.

- 2.4 Following the interviews a preferred applicant has been identified. A summary of this process is available at exempt appendix 1.
-

3. AVAILABLE OPTIONS

3.1 Do nothing

In this circumstance the do nothing option would involve reversing decisions taken in 2021 and 2022 and reverting to the current lease and the associated viability issues that were previously identified. This route is possible but it is not advised. **This option is not recommended.**

3.2 Grant a lease to applicant 2

As outlined in the exempt appendix, applicant 2 is the preferred applicant for reasons of quality and cost. Applicant 2 presents the best long-term option for the golf course tenancy and has a strong track record of delivery. **This option is the recommended option.**

3.3 Grant a lease to another applicant

As seen in the exempt appendix, no other applicant scored as well as applicant 2 at interview nor in the business proposal. **This option is not recommended.**

4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 4.1 For the reasons outlined in the exempt appendix, applicant 2 is best-placed to deliver against the strategic objectives of the golf course letting that are outlined in paragraph 2.2

- 4.2 This option will provide a sustainable financial rental return from the golf course for CMEC, and will ensure the continued operation of the course for its members and visiting golfers, which is in line with the Cobtree Estate's charitable objectives.

- 4.3 The annual rent from applicant 2 is below the rent that has been previously achieved at Cobtree Golf Course. The previous rent was above market averages and predicated on a new clubhouse with divergent income streams, that did not manifest. The committee has previously been advised of the likelihood of decreased future rents at Cobtree Manor Park Golf Course and the annual rent from applicant 2 has now been projected in exempt appendix 2. Exempt appendix 1 also shows the minimum capital investment that applicant 2 commits to investing into the charity's assets and how that will increase the value of its golf course.

- 4.4 Despite the reduced annual rent, which the charity will need to factor into its annual revenue accounts, the total package of rent and investment will protect and improve the charity's assets and ensure the continued success

of its golf course which provides valuable leisure and health benefits to residents.

5. RISK

- 5.1 The greatest risk associated with the recommendations in this report are the negative impact to the annual finances of the charity. These are described in paragraphs 4.4 and 4.5. The charity has opportunities to increase income in other areas of operation across the Cobtree Estate and reports on these opportunities and options can be brought to future committee meetings.
- 5.2 The risks associated with this proposal, including the risk outlined at paragraph 5.1 and the risks if the Council does not act as recommended, have been considered in line with the Council's Risk Management Framework. We are satisfied that the risks associated are within the Council's risk appetite and will be managed as per the Policy.
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6. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 6.1 The council's appointed agents have been providing advice at each stage based on their knowledge and expertise in the sector.
- 6.2 In line with the committee's wishes expressed in November 2022, the golf club committee representatives were invited to take part in the interviews with applicants and shared their observations and feedback to the panel.
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7. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 7.1 Following a decision on these recommendations, we will exchange heads of terms with applicant 2 and complete further due diligence work. Mid-Kent Legal Services will be instructed to draft the lease document for the golf course and associated buildings and facilities and will work on behalf of the charity to complete the lease process and relevant statutory notices and declarations.
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8. REPORT APPENDICES

The following documents are to be published with this report and form part of the report:

- Exempt Appendix 1: Cobtree Golf Course Proposals and Interviews Summary
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9. BACKGROUND PAPERS

Cobtree Golf Course Report, (Part II) considered by the Committee at its 23 November 2022 Meeting.

Agenda Item 15

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted