

**MAIDSTONE BOROUGH COUNCIL**

**CABINET MEMBER FOR CORPORATE SERVICES**

**REPORT OF THE ASSISTANT DIRECTOR OF ENVIRONMENT  
AND REGULATORY SERVICES**

**Report prepared by: Christopher Finch**

**Date Issued: 18<sup>th</sup> March 2011**

**1. Disposal of 13 Tonbridge Road Maidstone Kent**

1.1 Issue for Decision

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

1.2 Recommendation of the Assistant Director of Environment and Regulatory Services

1.2.1 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 as appendix 1 to this report) 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; and

1.2.2 That the Head of Legal Services is authorised 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.

1.3 Reasons for Recommendation

1.3.1 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.

- 1.3.2 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.
- 1.3.3 Subsequently two offers were received for the site and these are detailed in the Exempt Appendix which accompanies this report.
- 1.3.4 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.
- 1.3.5 An independent firm of Chartered Surveyors were engaged to provide a separate appraisal (contained within the Exempt Appendix that accompanies this report) 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.
- 1.3.6 In making this decision on behalf of the Council (as owner of the freehold title), the Cabinet Member is not being asked to consider the town and country planning merits of the proposed development, which will be considered at a later date by the Planning Committee or Development Control Manager, should a planning application be submitted.

#### 1.4 Alternative Action and why not Recommended

- 1.4.1 The Cabinet Member could consider accepting the alternative bid, however this would not bring forward a new Doctor's surgery and residential accommodation for the location site, nor realise a satisfactory capital sum.

## 1.5 Impact on Corporate Objectives

1.5.1 The proposed development supports the Council's Corporate Objective for Maidstone to be a 'Decent Place to Live' by providing new medical facilities, a pharmacy and housing.

## 1.6 Risk Management

1.6.1 The offer received from Assura Medical Centres Ltd (or another company within the Assura Group) is subject to the grant of an acceptable planning consent and there is a risk that such a consent may not be granted. Should this happen the site will need to be re-marketed for disposal.

1.7 Other Implications

1.7.1

- 1. Financial
- 2. Staffing
- 3. Legal
- 4. Equality Impact Needs Assessment
- 5. Environmental/Sustainable Development
- 6. Community Safety
- 7. Human Rights Act
- 8. Procurement
- 9. Asset Management

X
X

1.7.2 The implications indicated above have been addressed within the report and exempt appendix.

1.8 Relevant Documents

1.8.1 Appendices

1.8.2 Appendix 1

1.8.3 Exempt Appendix

1.8.4 Background Documents

1.8.5 Cabinet Member Decision dated 27 August 2009

**IS THIS A KEY DECISION REPORT?**

Yes

No

If yes, when did it first appear in the Forward Plan?

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This is a Key Decision because:

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Wards/Parishes affected:

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**How to Comment**

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

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