

Agenda

Economy and Property Committee Meeting

Date: Thursday, 19 March 2026

Time 7.00 pm

Venue: Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT

Membership:

Councillors Monique Bonney (Chair), Hayden Brawn, Ann Cavanagh, Shelley Cheesman, Simon Clark, Alex Eyre, Peter Marchington, Lee-Anne Moore, Richard Palmer, Carrie Pollard, Sarah Stephen, Terry Thompson, Mark Tucker and Ashley Wise (Vice-Chair). One vacancy.

Quorum = 4

Pages

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- (d) Anyone unable to use the stairs should make themselves known during this agenda item.

2. Apologies for Absence

3. Minutes

To approve the [Minutes](#) of the Extraordinary Meeting held on 14 January 2026 (Minute Nos. 601 – 607) and the [Minutes](#) of the Meeting held on 29 January 2026 (Minute Nos. 674 – 685) as correct records.

4. Declarations of Interest

Councillors should not act or take decisions in order to gain financial or other material benefits for themselves, their families or friends.

The Chair will ask Members if they have any disclosable pecuniary interests (DPIs) or disclosable non-pecuniary interests (DNPIs) to declare in respect of items on the agenda. Members with a DPI in an item must leave the room for that item and may not participate in the debate or vote.

Aside from disclosable interests, where a fair-minded and informed observer would think there was a real possibility that a Member might be biased or predetermined on an item, the Member should declare this and leave the room while that item is considered.

Members who are in any doubt about interests, bias or predetermination should contact the monitoring officer for advice prior to the meeting.

5. Matters Arising

Update from the Chair on any matters from the previous meeting or upcoming agenda items relating to this committee.

6. Chairs Briefing

Items for Noting

- | | | |
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| 7. | Forward Decisions Plan | 5 - 6 |
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Items for Decision by the Committee

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Issued on Wednesday, 11 March 2026

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**Chief Executive, Swale Borough Council,
Swale House, East Street, Sittingbourne, Kent, ME10 3HT**

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Economy and Property Committee Forward Decisions Plan – 19 March 2026

Report title, background information and recommendation(s)	Date of meeting	Open or exempt	Lead Officer and report author
Future of Closed Toilets	New municipal year	Open	Head of Service: Joanne Johnson Report Author: Debbie Hardy
Town Centre Challenges	New municipal year	Open	Head of Service: Joanne Johnson Report Author: Kieren Mansfield
Old Library – review of disposal decision (was previously named as 44 Trinity Road – future of property)	TBC (not before August 2026)	Part Exempt	Head of Service: Joanne Johnson Report Author: Kieren Mansfield
Queenborough and Rushenden (Housing Infrastructure Fund) – Update (when appropriate trigger reached)	TBC	Open	Head of Service: Joanne Johnson Report Author: Kieren Mansfield

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Economy and Property Committee	
Meeting Date	19 th March 2026
Report Title	Swale House – Security and Safety
EMT Lead	Emma Wiggins Director of Regeneration and Neighbourhoods
Head of Service	Joanne Johnson Head of Place
Lead Officer	Debbie Hardy Buildings Operation and Maintenance Manager
Classification	Open
Recommendations	1. That members note the report and provide comment as appropriate.

1 Purpose of Report and Executive Summary

- 1.1 This report summarises the measures in place at Swale House regarding the safety and security of the building and its users.

2 Background

- 2.1 At its 8th October 2025 meeting, following consideration of a report on the draft Voluntary and Community Sector Lettings Policy, Economy and Property Committee members discussed the letting of Swale House. In the ensuing discussion, concerns were raised that safety and security may impact lettings.
- 2.2 Officers were asked to provide a report on the above, which is set out below.
- 2.3 This report was originally scheduled to come to Committee in January. However, following the incident at Full Council in December, it was agreed to postpone the report to enable public meetings to be included within its considerations.

General: Exterior – Building Security

- 2.4 CCTV: CCTV cameras are placed at multiple locations which cover the visitor parking area, the undercroft parking, the rear entrance door, staircase exits and the rear road including the compound area. All feeds are livestreamed to the facilities office and recorded. There is a further CCTV camera covering the front entrance which is monitored 24/7 by the Council's CCTV centre. The centre takes over the monitoring of all Swale House cameras out of hours.
- 2.5 Lighting: Motion sensor lighting is installed in the undercroft area and the front entrance is permanently lit.

- 2.6 Walkway: the walkway is locked overnight.
- 2.7 Vehicle access: the gates to the access ramp are closed overnight and at weekends.

General: Interior - Building Security

- 2.8 Door locks: interior doors which protect confidential information have coded locks.
- 2.9 Entrance / exit: both doors are on the fob entry system and both can be locked internally to prevent access as required.
- 2.10 Fobs: all members, staff and tenants are issued with photographic identification which acts as a security pass to the building and which is expected to be worn visibly at all times. The fob system records which staff are present in Swale House, and this also acts as a fire safety measure (roll calls automatically print in the Facilities Office when the fire alarm is triggered). Facilities Officers can control access within the building, so that, for example, particular fobs are only active on certain floors.

General: Staff Security

- 2.11 Security guard: a security guard is present in reception from 8.45am to 5pm Monday to Thursday, and 8.45am to 12noon on Fridays (or as long as there are members of the public within reception). Hours are extended and staffing increased in response to specific alerts.
- 2.12 Panic alarms: panic alarms are installed within reception and interview booths which sound within the ground floor. Staff in identified roles are issued individual alert devices, and there are clear protocols in place for activating them.
- 2.13 Visitor access: all visitors to Swale House must be signed in by reception or by the Facilities staff and sign out again when leaving. Visitors are hosted by a designated representative from the organisation or meeting they are attending.
- 2.14 Contractor access: contractor access is given by Facilities staff. Contractors are signed in and out so there is a clear record of who is in the building and from what company. All contractors need to report to Facilities staff so they are aware of fire procedures and the asbestos register.
- 2.15 Fire safety: Swale House fire evacuation procedures are explained to members and staff on the first day of induction and are available on the intranet. They are set out to contractors upon arrival. Staff are responsible for advising visitors of fire procedures when meetings begin. The fire alarm is tested weekly and fire drills are held and evaluated at least annually. The Council leads the safe evacuation of all those in the building, including members, staff tenants, visitors and contractors.

- 2.16 First aid / mental health: there are first aid kits on each floor of Swale House, and two defibrillators within the building. First aid kits are checked quarterly and replenished as required. A list of qualified first aiders and accredited mental health first aiders is available on the intranet, and there is a call hunt group for seeking assistance where required. First Aid / Mental Health First Aid policies cover the above.
- 2.17 There is also an Employee Assistance programme, Care First, available to all members and staff, which can provide practical and emotional support. Its full offering is set out on the intranet.
- 2.18 Text alerts: Members, staff and tenants are able to sign up to a text alert system to receive messages relating to Swale House. This has been used with regard to operational matters such as broadband access and building closures, but can be used for any need to communicate rapidly.
- 2.19 All tenants have clauses within their licences relating to adopting / abiding by Swale Borough Council's health and safety and estate management policies.

General: Risk Assessments

- 2.20 The following risk assessments are all communicated during staff inductions. They are updated regularly, or as required, and are available on the intranet. Updates are communicated via the weekly all-staff and all-member emails.
- Lone working
 - Asbestos
 - First aid
 - Work related violence and aggression
 - Swale House
 - Swale House plant rooms
 - Fire
- 2.21 An example of a situation which would require a review of these risk assessments outside of the usual cycle is the anti-social behaviour experienced in the undercroft in the summer of 2025.
- 2.22 In response, a multi-departmental group of officers was convened to understand new and updated risks; to develop actions to address the situation, and to determine appropriate mitigations to reduce any risk to building users. Risk assessments were updated and communicated, and information on wider action shared with staff and tenants.
- 2.23 Example actions taken included:
- A reporting system was introduced for members, staff and tenants to log any incidents quickly and easily within a central intelligence source.
 - Regular internal meetings to discuss this and other intelligence regarding ASB and rough sleeping. This sought to strike a balance between managing the needs and behaviours of the individuals concerned (who were in some

cases SBC service users) with the safety and security of the building and its wider user groups.

- Enforcement action (in conjunction with the Police).

2.24 Actions ongoing or for further exploration, include

- Planning with Kent Police (including the (relatively) new 7-strong Kent Police Town Centre Task Force) to determine and agree which actions can be put in place to prevent a repeat occurrence. This includes, for example, pro-active work with local off-licences and enforcement action against repeat perpetrators of ASB (ongoing)
- The completion (by Kent Police) of an Environmental Audit for the town centre (including Swale House) to recommend potential actions to deter ASB (complete, with recommendations to be reviewed jointly and actioned)
- Review of the potential use of the Police and Crime Commissioner Grant to fund external enforcement works to enforce the Public Space Protection Order (PSPO) which includes the undercroft (ongoing)
- Potential to review physical measures to protect the undercroft area, ranging from temporary fencing to permanent structures (cost, practicality and reputation considerations to be factored in).

Public meetings:

2.25 The incident at December's Full Council led to a thorough review of the operation of the Council's public meetings (at Swale House and elsewhere), involving elected members, officers with relevant professional remits (Legal, Community Safety, Democratic Services, Emergency Planning, Property, Communications), and Kent Police.

2.26 An officer debrief was held on the afternoon of 18th December to agree immediate actions. This followed a debrief with the Police that morning. A all-member listening session was held on 6th January.

2.27 New procedures introduced include:

- Security guards at all evening meetings in the initial weeks following the incident.
- The purchase of new, improved radios for internal communications
- The identification of safe spaces within Swale House for members and staff (with an evacuation exercise planned)
- The introduction of body-worn cameras for staff and security, and appropriate notices within Swale House
- Creation of a new overflow viewing area in reception supported by a ticketing system to ensure the public gallery does not exceed seated capacity.
- Closure of toilets on first and second floors during evening meetings (those on the ground and third floors remain available)
- The introduction of age restrictions for unaccompanied young people
- The development of a Kent Police / Swale Borough Council protocol, founded on a RAG-rating risk assessment process for public meetings. Red and amber ratings recommended by officers are agreed with the meeting

Chair, and are based on agreed triggers. Red and amber meetings will engage specific additional security actions.

- Additional CCTV has been installed, providing improved coverage of the public gallery (for internal use, i.e. not broadcast).

2.28 In addition, officers have acted to support the welfare of those members who were targeted during the incident, and members and staff who have been affected. This has included phone calls and check-ins from senior members of staff and regular highlighting of the Employee Assistance Service (also open to members).

2.29 Actions rejected or for further exploration, include

- Moving all meetings on line (rejected)
- Screen between the public gallery and Chamber (review ongoing)
- Mandatory ID checks (review ongoing)

2.30 Following Policy and Resources Committee's recommendation, Full Council agreed on 18th February an increase in the 26/27 revenue budget to accommodate costs associated with these measures.

3 Proposals

3.1 That members note the update and provide comment as appropriate.

4 Alternative Options Considered and Rejected

4.1 As this is a to-note report, there are no alternative options.

5 Consultation Undertaken or Proposed

5.1 As this is a to-note report, no consultation has been undertaken or proposed.

6 Implications

Issue	Implications
Corporate Plan	Effective security of staff and premises supports two actions under the 'Running the Council' objective of the Corporate Plan 2023-2027. • Support and develop staff. • Ensure well managed assets.
Financial, Resource and Property	The measures committed to above can all be funded within the base budget with the exception of • Additional security presence in 25/26, which is an agreed budget pressure. Full Council agreed in February to allocate funds for Swale House security in the 26/27 budget. This will accommodate additional

	security costs, as required, along with some of the additional measures indicated for consideration.
Legal, Statutory and Procurement	The Council has statutory obligations with regard to members, officers and operational premises. The measures outlined above support these obligations.
Crime and Disorder	The measures outlined above seek to reduce and mitigate the impact of potential crime and disorder threats to staff and premises.
Environment and Climate/Ecological Emergency	No specific implications identified.
Health and Wellbeing	Member and officer safety is a foundation of health and wellbeing.
Safeguarding of Children, Young People and Vulnerable Adults	No specific implications identified.
Risk Management and Health and Safety	The report sets out the relevant risk assessments which relate to staff and premises safety, and how they are updated and communicated. Homelessness in particular is an emotive subject, with sometimes polarised views about how it should be addressed. There may be a reputational impact for the Council if it is perceived that the situation has been mismanaged.
Equality and Diversity	No specific implications identified.
Privacy and Data Protection	The implications of increased CCTV and body-worn cameras have been considered from this perspective.

7 Appendices

None

8 Background Papers

None

Economy and Property Committee	
Meeting Date	19 th March 2026
Report Title	Swale House Security – contract award
EMT Lead	Emma Wiggins, Director of Regeneration & Neighbourhoods
Head of Service	Joanne Johnson, Head of Place
Lead Officer	Deborah Hardy, Buildings & Operations Manager
Classification	Open
Recommendations	1. That the Committee approves the appointment of Company A as supplier for Security Services at Swale House from 1st May 2026 for a period of 3 years with an option to extend by 1 year at a value of £114,903.14 + VAT. 2. That the Committee delegate authority to the Head of Place to award to the next suitable alternative tenderer in the event that a contract cannot be executed with the highest scoring tenderer

1 Purpose of Report and Executive Summary

- 1.1 The current Security Services contract at Swale House expires on 30th April 2026. Officers carried out a one stage tender process based on the most advantageous tender (MAT) which was evaluated on 60% price and 40% quality. The Security Services at Swale House contract is to provide a security presence in Swale House reception Monday to Friday and possible presence for evening meetings.
- 1.2 This report summarises the procurement process and its results and seeks Committee approval of the recommended supplier/contractor.

2 Background, Context and Proposals

- 2.1 Swale House requires an SIA security officer presence in reception area. SIA is the government body responsible for regulating the private security industry in the UK. Reception is open daily for 2 hours. However, appointments are carried out during the whole working day. Visitors to Swale House include customers wishing to access various types of Council services, people attending job interviews, contractors and consultants, partner organisations, tenants' guests and personnel. There may be occasion where security staff are needed for evening meetings. There may also be occasions when additional staff are required during the day.
- 2.2 The tender opportunity was advertised in accordance with current contract standing orders and the Procurement Act 2023, with interested parties asked to

complete an Invitation to Tender. Four submissions were received, and scores were allocated according to the criteria explained in the tender document.

- 2.3 The tenders were evaluated by an internal evaluation panel. The panel consisted of the Buildings & Operations Manager, Senior Facilities Officer and Housing Advice Manager. Each panel member made notes and discussed openly before collectively agreeing the scoring of the tender submissions.

Company	Price Score	Quality Score	Total
A	60.00	33.00	93.00
B	45.40	30	75.40
C	43.27	31	74.27
D	42.89	26	68.89

- 2.4 The Committee is requested to approve the proposal to enter into a contract with Company A for 3 years for Security Services at Swale House with the option to extend the contract for a further 1 year, totalling 4 years.

3 Recommendations

- 3.1 That the Committee approves the appointment of Company A as supplier for Security Services at Swale House from 1st May 2026 for a period of 3 years with an option to extend by 1 year at a value of £114,903.14 +VAT.
- 3.2 That the Committee delegate authority to the Head of Place to award to the next suitable alternative tenderer in the event that a contract cannot be executed with the highest scoring tenderer.

4 Alternative Options Considered and Rejected

- 4.1 Do not have a security presence at Swale House. This is not recommended as the security presence is here to protect our visitors, members of the public and officers. They also provide a triage service when our reception is not open.
- 4.2 Create an “in-house” position rather than award a contract. This has been rejected as having lesser resilience in terms of staff leave and potential absences. It also does not give the option to request more officers if a greater presence is required.

5 Consultation Undertaken or Proposed

- 5.1 The specification for the security services contract for Swale House had input from the Customer Services Team and Housing Team. Both of these Teams use the reception area and most heavily rely on security.

6 Implications

Issue	Implications
Corporate Plan	Appointing a contractor that meets a good quality standard and provides good value for money contributes towards all the corporate priorities as it ensures that the security and safety of visitors to Swale House and its officers.
Financial, Resource and Property	Anticipated annual spend on the Security Services contract is £38,301 +VAT. The total contract value for the three years is therefore, estimated as £114,903.14 + VAT. Additional funding for Swale House security was agreed at full council for budget year 2026/27. The Transfer of Undertakings (Protection of Employment) Regulations 2006 as amended ("TUPE") do apply to this contract and the implications of this have been addressed in the procurement process.
Legal, Statutory and Procurement	The contract will be drawn up using the Council's current standard Terms and Conditions which have been approved by Mid Kent Legal Services and Finance]. The Council will also need to be assured that the outgoing and incoming service providers have complied with their consultation obligations under TUPE where this is relevant.
Crime and Disorder	None identified at this stage
Environment and Climate/Ecological Emergency	None identified at this stage
Health and Wellbeing	None identified at this stage
Safeguarding of Children, Young People and Vulnerable Adults	None identified at this stage
Risk Management and Health and Safety	Part of the procurement process ensures that contractors are fully competent, particularly in the area of health and safety. Company A competence is evidenced through their membership/s of CHAS contractors Health & Safety Assessment Scheme.
Equality and Diversity	None identified at this stage

Privacy and Data Protection	None identified at this stage
Local Government Reorganisation	None identified at this stage

7 Appendices

7.1 None

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8 Background Documents

8.1 None

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Economy and Property Committee	
Meeting Date	19th March 2026
Report Title	Land at Great East Hall
EMT Lead	Emma Wiggins, Director of Regeneration and Neighbourhoods
Head of Service	Joanne Johnson, Head of Place
Lead Officer	Kieren Mansfield, Strategic Programmes and Asset Manager
Classification	OPEN
Recommendations	1. That the Economy and Property Committee note the ongoing delays in completing the land transfer and agree in principle to a further extension of up to 18 months to resolve outstanding title, Section 106 variation, and related matters, with final approval delegated to the Head of Place, subject to satisfactory terms. 2. That upon completion of the transfer and receipt of the associated commuted sum, the community is engaged to consider future uses of the land that would meet community needs, recognising that the original commitment to reserving a parcel for a community shop may not align with local priorities or funding realities at the point of transfer

1 Purpose of Report and Executive Summary

- 1.1 This report recaps the background to a decision taken by the then Regeneration and Property Committee in March 2023, to secure the transfer of land at Great East Hall, Sittingbourne (as at appendix I), to the Council, with a small proportion of the land intended to support the development of a community shop.
- 1.2 Setting aside and ultimately transferring land to support the development of a community shop was subject to meeting conditions set by the committee, to be met by September 2024. These conditions were not met, and a further report to the Economy and Property Committee in January 2025 extended the deadline by 18 months to January 2026.
- 1.3 In light of ongoing, protracted delays to securing the site's transfer to the Council and the need for community certainty prior to making a commitment to develop any proposals, the report now recommends an approach that commits the Council to securing the local community's involvement and considering

community benefit in developing any future proposals for the land, once transferred.

2 Background

- 2.1 In March 2023 the Economy and Property Committee considered a report setting out an approach from Countryside Properties, the developer of the Great East Hall site, to transfer a parcel of land to the Council along with a commuted sum to cover future maintenance. The site in question had originally been intended for a neighbourhood equipped area for play (NEAP) and a multi-use games area (MUGA), but the developer proposed transferring the land to the Council instead of delivering these facilities.
- 2.2 The Committee agreed in principle to negotiate the transfer, subject to terms being agreed. This required an application to vary the relevant Section 106 agreement and final Committee approval. Part of the resolution also involved reserving a suitably sized and located parcel within the site for a community shop, conditional on receiving and independently reviewing a funded delivery plan, a business plan demonstrating financial sustainability, and the formation of an appropriate legal entity. If these conditions were not met by September 2024, a further report would consider the continued reservation of the land.
- 2.3 Progress since the March 2023 decision has been slow, primarily due to complexities in resolving title issues, restrictive covenants, and the need to amend the Section 106 agreement. Negotiations with site owners (then, Countryside Properties, which has now become part of the Vistry Group) have continued, but these matters required detailed legal and surveying input from them to ensure the land could be transferred free of encumbrances that would hinder future use.
- 2.4 In January 2025, a further report to the Committee noted that while progress had been made on due diligence, including surveys and legal reviews, the Section 106 variation application from Vistry was still pending, and title rectification was ongoing. As the community shop conditions had not been met by the September 2024 deadline, the Committee agreed to extend the reservation period by 12 months to January 2026, recognizing the value in allowing more time for resolution without prejudicing the overall transfer.
- 2.5 Since January 2025, further steps have been taken. A draft Deed of Variation (DOV) to the Section 106 agreement has been prepared by Mid Kent Legal Services, incorporating necessary changes such as the removal of a redundant road from the obligations. A traveling draft, is under review, with minor amendments expected, including an updated site plan to clearly identify the precise boundary of the site to be transferred and avoid future issues. Discussions with Vistry remain positive, and they have confirmed their commitment to the transfer, including the commuted sum.
- 2.6 Title due diligence has advanced, with warranties from Countryside ensuring no undisclosed dispositions or connected party transactions affect the land.

Restrictive covenants (as noted in the title entries from June 2024) have been reviewed, and the transfer will include indemnities to protect the Council. However, finalising these elements, along with the Section 106 variation determination, has taken longer than hoped due to change in contacts at Vistry Group and coordination between parties.

- 2.7 The Council continues to work towards completing the land transfer, with the draft DOV representing a key milestone. Once executed, this will enable the transfer to proceed, subject to final Committee approval as per the original resolution.
- 2.8 The community shop element has seen limited progress. Local interest remains, but without the land in Council ownership, the significant commitment to developing a delivery plan or legal entity would be difficult to secure.
- 2.9 As reported to Committee in January 2025, there also remains the possibility of potential future provision of 450sq m of convenience retail in close proximity, as part of the 380 home development to the east of Great East Hall. Progress against this is unclear but any such provision would likely end any viability for a community shop, if delivered.
- 2.9 Given the time passed and ongoing uncertainties, a more open-ended commitment to securing a community informed future for the site is proposed, that mandates the Council (or its successor authority) to secure community involvement in bringing forward proposals for the site as a whole.

3 Proposals

- 3.1 That the Economy and Property Committee note the ongoing delays in completing the land transfer and agree in principle to a further extension of up to 18 months to resolve outstanding title, Section 106 variation, and related matters, with final approval delegated to the Head of Place subject to satisfactory terms
- 3.2 That upon completion of the transfer and receipt of the associated commuted sum the community is engaged to consider future uses of the land that would meet community needs, recognising that the original commitment to reserving a parcel for a community shop may not align with local priorities or funding realities at the point of transfer

4. Alternative Options

- 4.1 The Committee could decide to extend the reservation period for a community shop, retaining similar conditions. Given the time that has passed, the need to secure the site to enable community confidence to meeting any conditions and uncertainty about other provision it is felt that this would not best reflect the current circumstances.
- 4.2 The site is no longer transferred on the terms previously agreed at Committee and Vistry are requested to revert and deliver the Multi-Use Games Area and

open space as per the original 2004 s106 agreement. This is not recommended. Officers in Environment and Leisure are satisfied that there is sufficient provision in the area; it would exclude the possibility of the site bringing other community benefits forward and the maintenance costs to the Council, based on the original plans, are estimated as currently being in the order of £15,000 per annum.

- 4.3 Secure the site and bring forward development without input from the local community. This might expedite alternative disposals or developments but could forego community benefits, potentially attracting local objections.

5 Consultation Undertaken or Proposed

- 5.1 Informal discussions with Vistry confirm their support for the transfer timeline. Discussions with local Members have informed the recommendations to Committee.

6 Implications

Issue	Implications
Corporate Plan	The future potential use of the site for community and/or development could deliver against a number of priorities within the Corporate Plan
Financial, Resource and Property	The land at appendix 1 would be transferred to the Council, subject to the resolution of outstanding legal issues. Any associated costs are to be found from existing budgets. Future holding costs for the site are minimal, although when transferred as un-landscaped open space there would still be an increased maintenance, management and insurance liability for the Council. Potential future uses for some or all of the site could deliver either income or a receipt for the Council if a disposal takes place. The Council has fairly wide discretion to dispose of such assets. However, alongside community input into determining the future for the site, it is also subject to statutory provisions, in particular, to the overriding duty, under section 123 of the Local Government Act 1972, to obtain the best consideration that can be reasonably obtained for the disposal. However, this duty is subject to certain exceptions that are set out in the General Disposal Consent (England) 2003 to support local priorities for disposals of a value of less than £2 million. No valuation of the site has yet taken place but it is currently estimated to be below this threshold.
Legal, Statutory and Procurement	The Head of Place will need to complete the necessary negotiation, due diligence and agree draft contracts as applicable and undertake the work required in consultation with the Head of

	Mid-Kent Legal Partnership. Any future use of the site will be subject to all necessary consents being secured. The Negotiations are seeking to minimise the Council's legal risks associated with the transfer, which will be mitigated via indemnities provided by the current owners.
Crime and Disorder	None identified at this stage.
Environment and Climate/Ecological Emergency	None identified at this stage. Any future use of the site would be subject to planning application(s) that will require environmental assessments. The existing unmanaged site, which has now remained relatively undisturbed for some years may also be contributing to local bio-diversity and any planning applications relating to the site will need to meet bio-diversity net gain requirements.
Health and Wellbeing	The transfer of land will mean that a planned Multi-Use Games Area would not be delivered. However, there is other provision of open space in the immediate vicinity of this site.
Safeguarding of Children, Young People and Vulnerable Adults	None identified at this stage
Risk Management and Health and Safety	Any transaction is subject to an amendment to the relevant section 106 agreement. Other risks associated with the proposed transfer of the land have been identified through the due diligence process and sit with the existing owners (Vistry) to resolve.
Equality and Diversity	Any future disposal(s) relating to the site would be subject to community impact assessment.
Privacy and Data Protection	None identified at this stage.
Local Government Reorganisation	None identified at this stage. The possible timescale for securing the site and determining its future may well take future decisions into the proposed vesting year for the successor authority to Swale Borough Council. Any disposals may be subject to Section 24 Direction at this time, which requires predecessor councils to obtain written consent from the successor (unitary) council for specific financial matters e.g. typically property disposals with a value in excess of £100,000.

7 Appendices

- 7.1 The following documents are to be published with this report and form part of the report:
- **Appendix I** – Site plan of land at Great East Hall

8 Background Papers

- Land at Great East Hall, report to the then Regeneration and Property Committee, 8th March 2023. [Agenda Document for Regeneration and Property Committee, 08/03/2023](#)
- Land at Great East Hall, report to the Economy and Property Committee, 30th January 2025. [Agenda Document for Economy and Property Committee, 30/01/2025](#)

Appendix 1. The site at Great East Hall included within the offer from Countryside Properties



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