



# Town Clerk's Update

Council news and information from Sevenoaks Town Clerk, Linda Larter MBE



**29 August 2025**

## **Saving our Stag – again, but hopefully for the last time**

Sevenoaks District Council (SDC) has issued a press release relating to the Stag proposal in its agenda papers for its Finance & Investment Advisory Committee to be held on 2nd September 2025. The proposal offers a 100-year lease on a peppercorn rent to Sevenoaks Town Council (STC). At face value this seems very generous. However if SDC and its replacement council, the new Unitary Authority, will not receive any income from the Stag for 100 years why will it not hand over the Freehold?

Under the new lease agreement STC and therefore the local community take on considerable liabilities without any benefits. If STC wants to invest in the Stag in the future, and it has exciting plans including extra seating, art gallery, disabled lifts to the stage etc., it will need permission from the new Unitary Authority. If STC wants to take out loans or enter into long term agreements it will need the permission of the landlord, the new Unitary Authority, which will probably be based in Maidstone.

If there are concerns that STC might sell the building in the future, an overage (payment for development) could be applied to the Freehold. The new lease arrangement will undoubtedly have regular rent reviews; the new Unitary Authority could decide to demand a rent that makes the Stag unviable operationally. The new lease is also proposed to exclude the current car parking area. This is vital for staff, volunteers and show 'get ins', which often involves large trucks.

SDC states that the Stag could be sold on the open market for £1.5m, this is not the case. STC still has a 10-year lease and there are many planning restrictions. Independent professional value provided a current Market Value of £400k – £750k. Since 2009, when STC took over the Stag with the charity it has enabled £1.5m capital investment via grants etc. into the building.

We hope SDC reconsiders and hands over the Freehold of the Stag whilst it still can, ensuring the community retains this cultural facility, enabling continued investment for future generations and avoiding any opportunity for it to be considered for development.



## Sevenoaks Town Council team

Congratulations to Leigh Hunt Smith who has been promoted to our Grounds Supervisor. We will now be recruiting for a Grounds Person as his replacement.

## Photography workshop

Young people had a great time at the House in the Basement Youth Café photography workshop at the Sevenoaks Wildlife Reserve. They had the opportunity to photograph several species of birds including a rare sighting of a whistling duck.



## Last Bandstand concert – Oxted Band

Come and see the summer out with the last Bandstand concert of Summer 2025, on Sunday 7 September, 3pm to 5pm. Bring the bubbly, wave a flag. Enjoy a picnic on a rug or bring a folding chair. After all, it's 'Almost the Last Night of the Proms' with Oxted Band!



## Sevenoaks Town Crier Magazine – Autumn issue out now

The Town Crier quarterly magazine produced by the Town Council contains lots of information about local events including the forthcoming Sevenoaks Literary Festival 26<sup>th</sup> September to 5<sup>th</sup> October.

The newsletter will be delivered to homes in Sevenoaks town and you can read it on our website too:

<https://tinyurl.com/STCautumntowncrier>

Subscribe to receive the next Town Crier to your inbox:

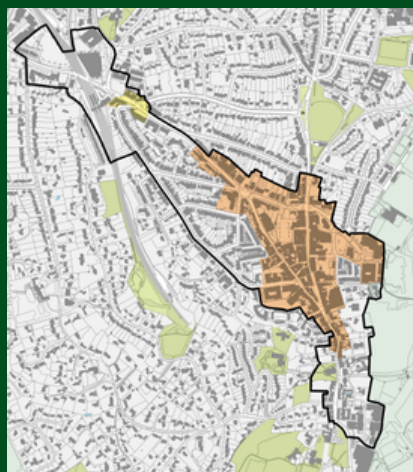
<https://mailchi.mp/sevenoakstown.gov.uk/6oh0ls6oi3>



## Town Centre Masterplan – public consultation

We continue to consult on the Town Centre Masterplan. This is an important consultation wide ranging from how the town centre looks in the future, to options to consider for changing traffic routes, whether one way or potentially pedestrian areas.

For more information and to complete our survey, [please visit our website](#). Town Councillors will also have a stand at the Street Food Festival at the Vine on Saturday 6<sup>th</sup> September.



## Complete our survey about the transfer of local assets

The government's plans for Local Government Reorganisation are moving forward as the government says, 'At Pace'. Sevenoaks Town Council are not involved in the future of Kent County Council or Sevenoaks District Council, this is for them to agree plans with the government. However, the Town Council is very concerned about the future of local community assets which makes living, working and visiting Sevenoaks the town it is.

The Town Council already operates many community facilities but there are some which belong to Sevenoaks District Council and the concern is that when the District Council ceases to exist, these assets will automatically move to a new Unitary Authority who will be a considerable distance away and is likely to be overwhelmed with social care responsibilities and unable to have the capacity to worry about local parks or markets etc in Sevenoaks.

The Town Council is seeking feedback in a survey from local residents on this matter. The survey can be found at [https://www.sevenoakstown.gov.uk/\\_VirDir/CoreContents/News/Display.aspx?id=76535](https://www.sevenoakstown.gov.uk/_VirDir/CoreContents/News/Display.aspx?id=76535) or paper copies can be collected from the Town Council's office on Bradbourne Vale Road.



## Save the date

Visit our events page for more information: [www.tinyurl.com/STCNewsEvents](http://www.tinyurl.com/STCNewsEvents)

Date	Event	Event
31st August	Smash Cricket	Vine
6th September	Street Food Festival	Vine
7th September	Bandstand: Almost the Last Night of the Proms with Oxted Band	Vine
20th September	Sevenoaks Bike Festival	Vine
4th October	Vegan Food Festival	Vine

