

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF EXECUTIVE / CHIEF OFFICER DECISION**

This form should be used to record key and other decisions made by individual Portfolio Holders and key decisions made by Chief Officers. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that this decision be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, this decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules.

Portfolio	Housing Portfolio Holder
Subject Matter	Sale of Land to the east of 6 Blacksmiths Close, Babraham for Self-Build
Ward(s) Affected	The Abingtons
Date Taken	Thursday, 4 January 2018
Contact Officer	Laurence Castle, Self/Custom Build Regional Manager 01954 713419 (laurence.castle@scambs.gov.uk)
Date Published	Thursday, 4 January 2018
Call-In Expiry	Thursday, 11 January 2018
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>The land to the east of 6 Blacksmiths Close, Babraham was the subject of a Decision Notice dated 25.05.2017, for the approval of the sale of land, following the identification of this site as one of 100 self-build plots in our District.</p> <p>The first Decision Notice was drafted following obtaining Outline Planning Permission ref: S/2925/16/OL and this site was subsequently marketed by Carter Jonas, in accordance with the requirement placed on Local Authorities to adhere to S.123 of the Local Government Act 1972, which seeks to ensure that public assets i.e. residential building plots, are disposed of at 'best price' (market value) to safeguard the tax payers' interests and prevent any possible Judicial Challenge.</p> <p>Following a period of open marketing, across multiple platforms and directed both to the existing register and to the general public, commencing on 19.07.2017 up to and including the date of the tender, 18 parties expressed an interest and were provided with details of the site. 9 bids were submitted directly to the Council on 19.10.2017. The top two bids were of the same amount so both parties were invited to submit a second bid.</p> <p>The successful second round highest bid of <u>£246,300</u> was received from an applicant on the Self-Build register on 20.11.2017.</p> <p>We have received written notification from Carter Jonas, dated 12th December 2017, that the obligation to achieve 'best price' in accordance with S.123 of The Local Government Act 1972 has been discharged.</p>

Declaration(s) of Interest <i>Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.</i>
None

Dispensation(s) <i>In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Standards Committee.</i>
None

Consultation <i>Record below all parties consulted in relation to the decision.</i>
We have previously discussed with Housing Management and Housing Strategy and Consulted with local members and the Parish Council.

Other Options Considered and Reasons for Rejection
Option 1: Not to approve the sale of land for the highest bid of £246,300 Reason for Rejection: Part of our offer as a Right to Build Vanguard was the identification and promotion of 100 self-build plots in our district. We have an existing approved business case. The funding of new affordable council housing is dependent upon onward plot sales.

Final decision	Reason(s)
Approval granted for the sale of HRA owned land adjoining 6 Blacksmiths Close, Babraham. CB22 3AH which has outline planning permission for the erection of a single dwelling for the best value price of £246,300	Sale of land is in accordance with the approved business case, with receipts invested into the Housing Revenue Account.

Signed	Name (CAPITALS)	Signature	Date
Portfolio Holder	Signed copy available upon request from Democratic Services (democratic.services@scamb.gov.uk)		
Chief Officer			

Further Information