

**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.

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|-------------------------|--|
| <b>Portfolio</b>        | Leader of Council  |
| <b>Subject Matter</b>   | Sale of land to the rear of 1 Westfield Road, Fowlmere SG8 7SN for Self-Build  |
| <b>Ward(s) Affected</b> | Foxton   |
| <b>Date Taken</b>       | Friday, 15 June 2018   |
| <b>Contact Officer</b>  | Laurence Castle, Self/Custom Build Regional Manager<br>laurence.castle@scambs.gov.uk (laurence.castle@scambs.gov.uk) |
| <b>Date Published</b>   | Friday, 15 June 2018   |
| <b>Call-In Expiry</b>   | Friday, 22 June 2018   |
| <b>Key Decision?</b>    | No   |
| <b>In Forward Plan?</b> | No   |
| <b>Urgent?</b>          | No   |

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| <b>Purpose / Background</b>  |
| <p>The Self and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016 place a statutory duty on all local authorities to hold and promote a register of self-build applicants, hold a land register and provide sufficient appropriate planning consents to meet demand.</p> <p>We recognise that there is a need for more housing options to be made available across the district. As an existing Right to Build Vanguard Authority we are leading on best practice in the region. Part of our offer as a Right to Build Vanguard Authority was the identification and promotion of 100 self-build plots in our district.</p> <p>As part of a wider Self Build Business Case, this programme was put before EMT on 6<sup>th</sup> April 2016 and subsequently approved by Cabinet on 14<sup>th</sup> July 2016. The aim is to sell sufficient HRA owned plots of land with outline planning permission and use receipts into the HRA to fund out new build affordable council homes matched funded with Right to Buy receipts and commuted sums.</p> <p>The HRA Business Plan for new build affordable rented council housing is predicated on the successful sale of the identified pipeline of HRA owned plots (subject to planning) to bring the funds into the HRA that allow onward new build development in our rural district referencing Local Plan and City Deal targets of which this function will support albeit at around 30 – 40 new homes per year from 2018/19.</p> <p>The site to the rear of 1 Westfield Road, Fowlmere was identified as one of those plots. The site has achieved outline planning permission: <b>S/4112/17/OL</b> and is now ready to be marketed and sold.</p> |

In line with the HRA Asset Sustainability Policy (Disposals and Acquisitions) – [Supplementary document to the Asset Management Strategy], the sale of land is exempted from Secretary of State approval under general consent, namely the General Housing Consents 2013 – Section 32 of the Housing Act 1985. Under S32 the local authority has the power to dispose of land and dwellings held for housing purposes.

Outline planning permission reference **S/4112/17/OL** was given on 7<sup>th</sup> March 2018 for 1 detached house.

Any sale will follow marketing both to the existing applicant register as well as general public marketing to ensure best value is achieved. Final sale value will be certified as market value by an independent valuer. Final sign off is need by Portfolio Holder and Director over final sale once value is known.

**Declaration(s) of Interest**  
*Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.*

None

**Dispensation(s)**  
*In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Standards Committee.*

None

**Consultation**  
*Record below all parties consulted in relation to the decision.*

We have discussed with Housing Management and Housing Strategy and consulted with Local Members and the Parish Council.

**Other Options Considered and Reasons for Rejection**

Do not give approval  
**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 to rear of 1 Westfield Road, Fowlmere SG8 7SN which has outline planning permission for 1 detached house. | Capital receipt will go directly into HRA for funding out affordable council new build housing. |

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

**Further Information**