

**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 north west of 14 Macaulay Avenue, Great Shelford CB22 5AE for Custom Build
Ward(s) Affected	Shelford
Date Taken	Friday, 20 July 2018
Contact Officer	Laurence Castle, Self/Custom Build Regional Manager (laurence.castle@scamb.gov.uk)
Date Published	Friday, 20 July 2018
Call-In Expiry	Friday, 27 July 2018
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>The land to the north west of 14 Macaulay Avenue, Great Shelford was the subject of a Decision Notice dated 05.02.2018, for the approval of the sale of land, following the identification of this site as one of 100 Self-Build/Custom Build plots in our District.</p> <p>The first Decision Notice was drafted following obtaining Outline Planning Permission ref: S/1769/17/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 22.02.2018 up to and including the date of the tender, 15 parties expressed an interest and were provided with the relevant bidding documents. Only one bid was submitted directly to the Council by 18.05.2018.</p> <p>This bid of £405,000 was received from a Cambridge based builder/developer for the whole site (3 plots).</p> <p>We have received notification from Carter Jonas, dated 19.06.2018, that the obligation to achieve 'best price' in accordance with S.123 of The Local Government Act 1972 has been discharged. They have advised that Custom Build would be the best option for this site due to its restricted single access and the need to lay all services to the individual plots. Once this site is built out to Custom Build level, all plots will be offered out for purchase from our applicants register.</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>
<p>We have previously discussed with Housing Management and Housing Strategy and consulted with local members and the Parish Council. Following the recent changes in Administration, we have consulted again with the Leader of the Council, the Housing Portfolio holder and the two new Local Members.</p>

Other Options Considered and Reasons for Rejection
<p>Option 1: Not to approve the sale of land for the bid of £405,000. 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.</p>

Final decision	Reason(s)
Approval granted for the sale of HRA owned land to the north west of 14 Macaulay Avenue, Great Shelford which has outline planning permission for the erection of 3 detached dwellings for the best value price of £405,000.	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@scams.gov.uk)		
Chief Officer			

Further Information