

**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.

<b>Portfolio</b>	Lead Cabinet member for Housing
<b>Subject Matter</b>	Sale of Land to the East of 6 Blacksmiths Close, Babraham CB22 3AH for Self Build
<b>Ward(s) Affected</b>	Duxford
<b>Date Taken</b>	Friday, 21 December 2018
<b>Contact Officer</b>	Laurence Castle, Self/Custom Build Regional Manager (laurence.castle@scamb.gov.uk)
<b>Date Published</b>	Friday, 21 December 2018
<b>Call-In Expiry</b>	Wednesday, 2 January 2019
<b>Key Decision?</b>	No
<b>In Forward Plan?</b>	No
<b>Urgent?</b>	No

<b>Purpose / Background</b>
<p>The land to the east of 6 Blacksmiths Close, Babraham was the subject of a Decision Notice dated 25.5.2017 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>The first period of open marketing, across multiple platforms and directed both to the existing register and to the general public, resulted in a successful bid of £246,300 being received. All legal documentation was prepared however the purchaser pulled out of the deal before the exchange of Contract. The site was then remarketed in June 2018 and two bids were received. The successful highest bid of <u>£205,000</u> was received from an applicant on the Self-Build register on 23.7.2018. Having discussed this reduced offer figure with our marketing agents, we are assured that this offer reflects the depression in general land values.</p> <p>We have received written notification from Carter Jonas, that the obligation to achieve 'best price' in accordance with S.123 of The Local Government Act 1972 has again been discharged.</p>

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

<b>Dispensation(s)</b> <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

<b>Consultation</b> <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.

<b>Other Options Considered and Reasons for Rejection</b>
<b>Option 1:</b> Not to approve the sale of land for the highest bid of £205,000 <b>Reason for Rejection:</b> 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)
<b>Approval granted for the sale of HRA owned land to the east of 14 Blacksmiths Close, Babraham which has outline planning permission for the erection of a single dwelling for the best value price of £205,000 or, if required, any subsequent best value price (with supporting notification that best value has been achieved).</b>	<b>Sale of land is in accordance with the approved business case, with receipts invested into the Housing Revenue Account.</b>

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

<b>Further Information</b>