

**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	Lead Cabinet member for Housing
Subject Matter	Sale of Land to the South of 43 St Audreys Close, Histon CB24 9JX
Ward(s) Affected	Histon & Impington
Date Taken	Thursday, 25 April 2019
Contact Officer	Laurence Castle, Self/Custom Build Regional Manager (laurence.castle@scambs.gov.uk)
Date Published	Thursday, 25 April 2019
Call-In Expiry	Thursday, 2 May 2019
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>The land to the south of 43 St Audreys Close, Histon was the subject of a Decision Notice dated 14.6.2018 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/0179/18OL 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 period of open marketing, across multiple platforms and directed both to the existing register and to the general public, attracted a great deal of interest. 16 acceptable bids were submitted directly to the Council by 5th April 2019. Two bids had to be rejected as they were not delivered in a sealed envelope but neither bid was close to the highest bid received.</p> <p>The successful highest bid of <u>£151,000</u> was received by an applicant on the Self-Build Register.</p> <p>We have received formal written notification from Carter Jonas, dated 15th April 2019 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 £151,000 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.

Final decision	Reason(s)
Approval granted for the sale of HRA owned land to the south of 43 St Audreys Close, Histon which has outline planning permission for the erection of a single dwelling for the best value price of £151,000.	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 Chief Officer	Signed copy available upon request from Democratic Services (democratic.services@scambs.gov.uk)		

Further Information