

HOUSING PORTFOLIO HOLDER'S MEETING

WEDNESDAY, 20 MARCH 2013

DECISIONS

Set out below is a summary of the decisions taken at the Housing Portfolio Holder's Meeting held on Wednesday, 20 March 2013. Decisions made by the Portfolio Holder will be subject to call-in. Recommendations made to the Cabinet or to the Council are not subject to call-in. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Ian Senior.

1. GT CHISHILL: TRANSFER OF TRACK TO WALLER'S CLOSE

The Housing Portfolio Holder reaffirmed **but modified** his decision of 23 January 2013 (Minute 23 refers)

1. -to transfer the freehold of the track at the end of Waller's Close, Great Chishill at Nil cost to the owner of the rabbit sanctuary land at the rear, following repairs paid for by South Cambridgeshire District Council to the track surface, the transfer to include a covenant restricting the use of the track to serve the rabbit sanctuary land only either in its existing use or for agricultural use only.
2. that, should the track be used in future for commercial or housing development on private land rather than ~~solely~~ for charitable purposes or for agricultural use, the owner must apply to South Cambridgeshire District Council for release of the restrictive covenant. If this is agreed, it will be subject to the owner paying to the Council any increase in the value of the access from Waller's Close.

Other Options Considered:

Option One – Retain track in SCDC ownership

Option Two – Transfer the freehold of the track to the owner of the rabbit sanctuary land at nil cost, subject to a condition that it serves the rabbit sanctuary land only either in its existing use or for agricultural use only.

Option Three – Transfer the freehold of the track to Great Chishill Parish Council at nil cost, subject to a condition that it serves the rabbit sanctuary land only either in its existing use or for agricultural use only.

Reason For Decision: The track at the end of Waller's Close forms part of the only vehicular access to the rabbit sanctuary from Hall Lane. The sanctuary land is privately owned together with a further length of access track that extends westwards from the Council's track.

By transferring the track to the owner of the rabbit sanctuary, all future maintenance will become his responsibility.

The track is surplus to Council requirements.

The track is not a community asset as it serves private land only so there would be no local benefit in transferring it to the Parish Council. The Council's interests and the future use of the sanctuary land can be sufficiently protected with the

conditions of transfer together with the covenant included in the 1988 conveyance of the remainder of the track.

2. **BASSINGBOURN: DISPOSAL OF GARAGE SITES OFF MILL LANE**

The Housing Portfolio Holder deferred making a decision for six months to allow time for interested parties to put together a business case for the site and the former public house adjacent to it to be redeveloped for use by the community of Bassingbourn. Tenancies of the garages on site would be ended within the next six months and, after that time, the Housing Portfolio Holder would decide whether to authorise a community use or exercise his power to sell following a reassessment of the land value.

Other Options Considered:

Option One – Retain site in SCDC ownership and consider its redevelopment for Council housing in the future.

Option Two – Place site on open market, starting at development value (£100,000) and accept highest bid, either for redevelopment of site for housing or to serve adjacent pub site either for housing or new pub.

Option Three – Depending on the outcome of any planning applications on the pub site, offer site for sale to a purchaser of the pub site at the price of £100,000 plus legal costs, for use as a parking and amenity area to serve either new housing or a new /reopened pub on the pub site.

Option Four – Only offer site for sale to a purchaser of the pub site if it is to be used as ancillary parking to serve new/reopened pub.

Reason For Decision: To give the local community a chance to identify an alternative use for the site.

3. **CUSTOMER COMPLIMENTS, COMMENTS AND COMPLAINTS POLICY**

That the Housing Portfolio Holder approves the 'Handling of Customer compliments, comments and complaints' Policy as set out in appendix A

Other Options Considered: None specified

Reason For Decision: To comply with the new legislation under the Localism Act 2011 to allow for the provision of a designated person/tenant panel in complaint resolution. There is also now a dedicated Housing Service Ombudsman who will deal with complaints regarding the Landlord Service.