

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF PORTFOLIO HOLDER / CHIEF OFFICER DECISION**

Portfolio	Affordable Homes
Subject Matter	Price of access land Brickhills, Willingham
Ward(s) Affected	Willingham
Date Taken	21/03/12
Contact Officer	Jenny Clark
Key Decision?	No
In Forward Plan?	No
Reason(s) decision taken outside meeting	Decision taken at Portfolio Holder meeting on 15/2/12 was subject to a follow up meeting on 27/2/12. A further decision has been made following this meeting.

Purpose / Background
The purpose of the decision is to determine a price for the access land owned by the Council at Brickhills, Willingham. Planning permission has been obtained and the in principle decision to sell has been given.
This decision has previously been considered by the Housing Portfolio Holder on 15/2/12.

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>
A meeting was held on 27/2/12 with the holder of the planning permission seeking to develop the site.

Other Options Considered and Reasons for Rejection
None

Final decision	Reason(s)
Following a meeting with the applicant on Monday 27th February the Housing Portfolio Holder agreed to uphold his decision made on Wednesday 15th February to transfer Title to the land shaded on the plan attached to the original agenda report and defined as vehicular access over SCDC land, for £136,800 (One hundred and thirty six thousand eight hundred pounds), subject to an overage provision to protect the Council's future interests and to payment of South Cambridgeshire District Council's legal costs by the applicant, unless	The price of £136,800 is based on the independent valuation of the site by Pocock & Shaw. This decision reflects a reduced valuation by Pocock & Shaw of £152,000 (from the original £200,000) which takes account of the costs of developing this scheme. A further 10% reduction has been allowed to further reflect the contribution of 6 affordable homes as part of the development and in recognition of the marginal nature of the viability for this scheme. A further reduction in the price of the easement will be agreed only if the applicant

<p>the applicant is able to negotiate a lower price for the site from the landowners. The price of the easement, in this case, will be reduced to 25% of the lowest price offered by the landowners. This offer will stand for a period of six months, to terminate on Friday 21st September.</p>	<p>negotiates a lower price for the land, in order to secure viability for the scheme.</p>
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Signed	Name (CAPITALS)	Signature	Date
Portfolio Holder			
Chief Officer or Corporate Manager			

<p>Further Information</p>
<p>Further background information can be found in the report to the Housing Portfolio Holder on 15/2/12.</p>