

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Housing Portfolio Holder

16th October 2013

LEAD OFFICER: Director of Housing

Linton: Sale of land adjacent 70 Balsham Road

Purpose

1. To seek agreement by the Housing Portfolio Holder for an open market sale of land adjacent 70 Balsham Road, Linton as outlined in red on the plan.
2. This not a key decision but it has been brought before the Housing Portfolio Holder as it could result in a significant financial return for the Council.

Recommendations

3. That the Housing Portfolio Holder agrees for the land adjacent 70 Balsham Road, Linton to be placed for sale on the open market, subject to planning permission for the development of one dwelling.

Reasons for Recommendations

4. The tenant of 70 Balsham Road is unable to maintain this part of his garden and wishes to surrender the area from his tenancy.
5. The area has potential for the development of one new dwelling and the receipt from an open market sale could contribute towards other property refurbishment or new build.

Background

6. 70 Balsham Road is a Council property with a large side garden.
7. The tenant of this property is unable to maintain the side garden area and it is currently overgrown with weeds.
8. The tenant wishes to surrender this area from his tenancy.
9. The land has vehicular access from Balsham Road with a dropped kerb.

Considerations

10. The site is large enough to support the development of one new dwelling.
11. The loss of this area from 70 Balsham Road would still leave a sizeable garden area for this property. A new hardstanding and dropped kerb could be provided to serve the existing property.
12. The Head of Housing Strategy and Development has confirmed that as a single plot, it would not be cost-effective for a new build by the Council.

13. Pocock & Shaw have estimated that the site could fetch £110,000 - £120,000 on the open market, with planning permission for one dwelling.
14. A financial return for the Council from an open market sale of this land could be used to contribute towards refurbishment of other Council properties or new build.

Options

15. Option One - Offer the land adjacent 70 Balsham Road for sale on the open market, subject to planning permission for one dwelling. Consider the provision of a new hardstanding and dropped kerb for the existing property.
16. Option Two - Retain the land in Council ownership as part of 70 Balsham Road.

Implications

17. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -

Financial

18. Option One could result in a significant capital receipt for the Council. With Option Two the full garden area would be retained for 70 Balsham Road.

Legal

19. Legal advice will be sought to carry out any sale.

Consultation responses (including from the Youth Council)

20. Cllr Bear is against the sale of the land adjacent 70 Balsham Road, as she feels this is a false, short term economic proposal: excess SCDC land in Linton is virtually non-existent so the opportunity to build Council housing on Council land in a sustainable area of the village should be treated as a bonus and not looked upon as being too complicated for SCDC to manage. The demand for affordable housing in Linton is high and it is the duty of SCDC not to put forward the easy argument that the plot is too small to do an own build and too time consuming to organise. The Council should be working conscientiously to maximise its housing stock in Linton for the future.
21. Cllr Hickford has no objections to the sale of this land for development.
22. Linton Parish Council have no objections to the sale of this land for development.
23. The Housing Services Manager supports an open market sale of this land, subject to planning permission for one new dwelling.

Effect on Strategic Aims

24. **Aim 1 - AIM: To make sure that South Cambridgeshire continues to offer outstanding and sustainable quality of life for our residents**
Selling this land would incur a capital receipt for the Council which could contribute towards refurbishment of other properties or new build.

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

None

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