

**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	Housing Portfolio Holder
Subject Matter	1-3 Willingham Green, Brinkley
Ward(s) Affected	Balsham
Date Taken	Thursday, 2 August 2018
Contact Officer	Anita Goddard, Housing Operational Services Manager (anita.goddard@scams.gov.uk)
Date Published	Thursday, 2 August 2018
Call-In Expiry	Thursday, 9 August 2018
Key Decision?	Yes
In Forward Plan?	Yes
Urgent?	No

Purpose / Background
<p>The purpose of the decision is to authorise the disposal of the property on the open market to achieve best price. The garden ground does not lend itself to a development opportunity for the HRA or the Self-build portfolio.</p> <p>The property is located in Brinkley which is a village in East Cambridgeshire however these properties fall just within the South Cambridgeshire Council boundary. The property was two three bedroom semi-detached houses that were converted to one ten bedroom house with and additional annex for a large family who have since surrendered their tenancy.</p> <p>The reasons for requesting disposal is that the village of Brinkley is small and isolated with few accessible facilities for any prospective tenants in housing need and the cost of reinstating the properties would cost in excess of £100k to bring them up to lettable standard.</p> <p>If the properties were brought back into use they could be converted to 3 and 4 bedroom properties for which overall there is low housing need. The main housing need and demand is for 1 and 2 bedroom homes.</p> <p>If the property was sold on the open market it is anticipated that it could realise £500k for the HRA that would represent a direct unrestricted capital contribution to the new-build development budget minus associated costs and debt repayment.</p> <p>This has not been previously submitted for a decision.</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)</i>

granted by the Council's Standards Committee.

None

Consultation
Record below all parties consulted in relation to the decision.
Councillor Geoff Harvey, Balsham.

Other Options Considered and Reasons for Rejection
To convert back to two houses as outlined above.
The reasons proposed for rejection are due to the isolated location giving rise to sustainability issues through being unable to access local facilities, the need and demand for properties of that size, the cost of raising them to a lettable standard and a missed opportunity to realise a significant unrestricted capital contribution for the HRA new-build development fund.

Final decision	Reason(s)
Agreed to authorise the disposal of property on the market to achieve best price.	For the reasons given above and support the Councils new-build development programme.

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

Further Information