

**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	Leasehold Equity Sharing Scheme for the Elderly - Sale to South Cambs Ltd (Trading as Ermine Street Housing)
Ward(s) Affected	Sawston
Date Taken	Tuesday, 27 November 2018
Contact Officer	Anita Goddard, Housing Operational Services Manager 01954 713040 (anita.goddard@scambs.gov.uk)
Date Published	Tuesday, 27 November 2018
Call-In Expiry	Tuesday, 4 December 2018
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>This report seeks permission to sell a Leasehold Equity Sharing Scheme for the Elderly bungalow at 12 Plantation Road, Sawston to South Cambs Ltd (trading as Ermine Street Housing). South Cambs Ltd has identified a tenant for this property. The proposed tenant meets all the requirements of the lease provisions being over 60 years of age and in need of sheltered housing. The property was surrendered back to the Council on 18th August 2017 after the existing tenant moved into residential care. The Council under the terms of the lease was obliged to purchase the property back at market value. The purchase price was £147,000. The property has since benefitted from updating, including a new kitchen.</p> <p>The property was advertised on our Homelink register in December 2017 but no one bid on the property. As this property was standing empty we were approached by South Cambs Ltd to ask if they could purchase this property and let to a tenant who met all of the lease criteria. The Council has previously sold two Equity Share properties at 8 Uffen Way, Sawston and 3 Hollmans Close, Fulbourn to South Cambs Ltd.</p> <p>The sale price for this property has been set at £160,000 for the 75% share. The price reflects the current market value and covers the updating works..</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>
The local members are being consulted. The PFH will be advised of any material feedback from the consultation. To date there is none.

Other Options Considered and Reasons for Rejection
To employ a local estate agent to market the property on behalf of the Council. This was rejected as the Council would incur charges from the estate agent for finding a buyer which represent 1% of the purchase price and the property will remain empty until a buyer is found and the purchase completes.

Final decision	Reason(s)
Agreed to sell the property to South Cambs Ltd.	This is in line with our policy and procedures.

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

Further Information