

**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	Sale of land adjoining 14 Horseshoes Lane, Weston Colville for Self Build
Ward(s) Affected	Balsham
Date Taken	Wednesday, 28 November 2018
Contact Officer	Laurence Castle, Self/Custom Build Regional Manager (laurence.castle@scamb.gov.uk)
Date Published	Wednesday, 28 November 2018
Call-In Expiry	Wednesday, 5 December 2018
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>The land adjoining 14 Horseshoes Lane, Weston Colville was the subject of a Decision Notice dated 13.4.2017 for the approval of the sale of land, following the identification of this site as one of 100 self-build plots in our District.</p> <p>The first Decision Notice was drafted following obtaining Outline Planning Permission ref: S/2593/16/OL and this site was subsequently marketed twice by Carter Jonas, in accordance with the requirement placed on Local Authorities to adhere to S.123 of the Local Government Act 1972, which seeks to ensure that public assets i.e. residential building plots, are disposed of at “best price” (market value) to safeguard the tax payers’ interests and prevent any possible Judicial Challenge.</p> <p>The first period of open marketing, across multiple platforms and directed both to the existing register and to the general public, resulted in no bids being received. The site was then remarketed in July 2018 and only one bid was received – well below the expected value. Accordingly, as we could not provide written notification from our marketing agents that best value had been achieved, this bid was rejected.</p> <p>We have now been informed by our marketing agents, Carter Jonas, that we have received a more realistic offer. The applicant is a self-builder and intends to build a Net Zero Carbon econ home produced by the company he works for Net Zero Homes (based in Six Mile Bottom).</p> <p>We will shortly receive written notification from Carter Jonas, that the obligation to achieve “best price” in accordance with S.123 of The Local Government Act 1972 has been discharged.</p>

Declaration(s) of Interest <i>Record below any relevant interest declared by any executive Member consulted or by an</i>
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officer present in relation to the decision.
None

Dispensation(s)
In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Standards Committee.
None

Consultation
Record below all parties consulted in relation to the decision.
We have previously discussed with Housing Management and Housing Strategy and consulted with local members and the Parish Council.

Other Options Considered and Reasons for Rejection
Option 1: Not to approve the sale of land for the highest bid.
Reason for Rejection: Part of our offer as a Right to Build Vanguard was the identification and promotion of 100 self-build plots in our district. We have an existing approved business case. The funding of new affordable council housing is dependent upon onward plot sales.

Final decision	Reason(s)
Approval granted for the sale of HRA owned land adjoining 14 Horseshoes Lane, Weston Colville, which has outline planning permission for the erection of a single dwelling for the best value price.	Sale of land is in accordance with the approved business case, with receipts invested into the Housing Revenue Account.

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

Further Information
The intended home to be built is of modular construction and includes features such as rainwater harvesting and solar panels on the roof. As stated above, we have previously marketed this site on two occasions for ample periods of time and it failed to receive adequate offers, following a closed bidding process. Carter Jonas have recommended that the offer we have received be accepted as it falls with the range of values we expected to achieve for the site. Carter Jonas have confirmed that the site has been tested on the market and is "almost at the point of being stigmatised from being on the market too long should it have to come back to the market for a third time".