

DISPOSAL OF LAND AT LODE AND FORMER DULLINGHAM DEPOT SITE

To: Commercial and Investment

Meeting Date: 24th April 2020

From: Deputy Chief Executive, Chris Malyon

Electoral division(s): Woodditton

Forward Plan ref: N/a **Key decision:** No

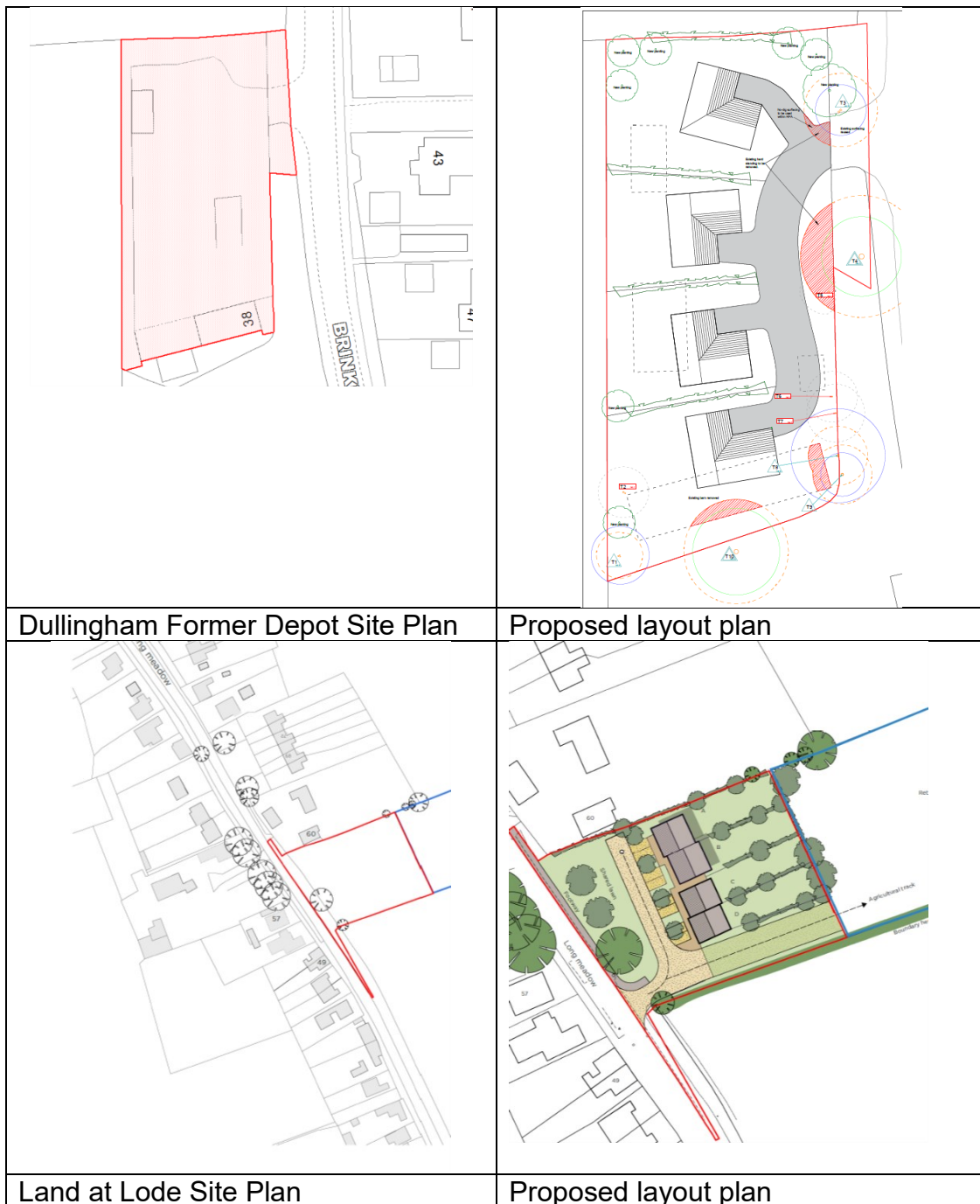
Purpose: To inform Commercial & Investment Committee of the disposal of two sites: Land at Lode and the Former Dullingham Depot Site.

Recommendation: To approve the disposal of Land at Lode and Former Dullingham Depot Site by way of a decision delegated to the Deputy Chief Executive in consultation with the Commercial & Investment Committee Chairman; should the agreed sale price of each site exceed £500,000. If the purchase price falls under £450,000 for each site, approval of the disposal will be required from C&I Committee.

<i>Officer contact:</i>		<i>Member contact:</i>	
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1. BACKGROUND

- 1.1 Cambridgeshire County Council obtained two outline planning permissions, each for four residential units, on two freehold sites; Dullingham Former Highways Depot (0.21ha) and Land at Lode (0.29 ha) in October 2019 and January 2020 respectively.



- 1.2 As outline planning permission for each site was obtained under the housing shortfall opportunity in East Cambridgeshire, East Cambridgeshire District Council has stipulated that the applications for reserved matters must be within 2 years from the date of each of the decision notices.

- 1.3 In line with Cambridgeshire County Council's (CCC) Disposal Policy, the two sites were declared surplus to operational requirements: Dullingham depot on 31st October 2019 and Land at Lode on 2nd April 2020. Both sites, on obtaining planning permission, were offered to This Land who declined the opportunity to purchase the sites. Subsequently, both sites were offered to the respective Parish and District Councils and members of the One Public Estate (OPE) group. The Parish Council's both declined to purchase. East Cambridgeshire District Council initially registered an interest in the Dullingham Site, but no further response was received within the timescales for a decision. No responses were received from OPE members.

2. MAIN ISSUES

- 2.1 Strategic Assets proceeded with obtaining quotes from four agents, operating locally and regionally, to market the sites. The agents' quotes included an indication of the expected sales values to be achieved and the fee proposal for their marketing services. For both sites, the agent's opinion of the expected sale values produced a range of results.
- 2.2 All agents advised that there would be significant interest in both properties in what is considered to be a buoyant market for these opportunities, currently.
- 2.3 Given the proposed sale values for each site, it is highly likely that each site will sell for in excess of £500,000. In line with CCC's Scheme of Authorisation, the disposal of an asset with a value in excess of £500,000 requires Commercial & Investment (C&I) Committee approval.
- 2.4 It is proposed that after appropriate marketing of the sites, Strategic Assets will advise the Chair of C&I Committee and Deputy Chief Executive of CCC of the agreed sale price for each site, who can jointly approve the disposal of those sites under delegated authority from this Committee, if over the £500,000 threshold. Due to the unknown impact on the property market of the Covid 19 pandemic, if the agreed sale price for each site falls under a threshold of £450,000 per site, it is proposed that approval for the disposal of the assets will be sought from C&I Committee.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 A good quality of life for everyone

The following bullet points set out details of implications identified by officers:

- The disposal of these sites will provide capital receipts which will contribute towards funding the delivery of Cambridgeshire County Council services and provision of its statutory duties.

3.2 Thriving places for people to live

The following bullet points set out details of implications identified by officers:

- The disposal of these sites to a developer will deliver more housing units to meet the demand for housing within the local and wider community.

3.3 The best start for Cambridgeshire's children

There are no significant implications for this priority

3.4 Net zero carbon emissions for Cambridgeshire by 2050

There are no significant implications for this priority

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

There are no significant implications within this category.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

Four written quotes were obtained for a marketing agent.

4.3 Statutory, Legal and Risk Implications

There are no significant implications within this category.

4.4 Equality and Diversity Implications

There are no significant implications within this category.

4.5 Engagement and Communications Implications

The local community was consulted as part of the planning application process.

4.6 Localism and Local Member Involvement

- The local community was consulted as part of the planning application process.*
- Councillor Shuter was kept informed throughout the process of obtaining planning permission for each site, and on the disposal of each site.*
- Councillor Shuter has queried the marketing of these sites, under the current circumstances.*

4.7 Public Health Implications

There are no significant implications within this category.

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes or No Name of Financial Officer: Ellie Tod (C&I) Approval requested 2/4/2020

Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	Yes Name of Officer: Gus de Silva
Has the impact on statutory, legal and risk implications been cleared by the Council's Monitoring Officer or LGSS Law?	Yes Name of Legal Officer: Fiona McMillan
Have the equality and diversity implications been cleared by your Service Contact?	Yes or No Name of Officer: Beatrice Brown Approval requested 2/4/2020
Have any engagement and communication implications been cleared by Communications?	Yes or No Name of Officer: Christine Birchall Approval requested 2/4/2020
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Yes Name of Officer: Cllr Shuter Approval requested 2/4/2020
Have any Public Health implications been cleared by Public Health	Yes Name of Officer: Iain Green

Source Documents	Location
None	