

Cambridge City Council

Record of Cabinet Member Decision

Sale of Land at Tedder Way

Decision of: Councillor Gerri Bird, Cabinet Member for Housing

Reference: CG/TW/121225

Date of decision: 17/12/2025

Date Published on website: 17/12/2025

Decision Type: Non-Key

Matter for Decision: Sale of Land at Tedder Way

Why the Decision had to be made (and any alternative options): The scheme was determined to be financially unviable due to high cost inflation and increased abnormal cost requirements. The land has been marketed and a bid has been made that exceeds the value of the land. An urgent decision is required to complete the sale before the buyer rescinds the bid.

The Cabinet Member's decision:

To approve the disposal of the land at Tedder Way, with the proceeds to be re-invested into the Housing Revenue Account to support future housing initiatives.

Reason for the decision:

Disposal of the land is required due to development being financially unviable.

Scrutiny Consideration: The Chair and Spokesperson of the Performance, Assets & Strategy Scrutiny Committee were consulted prior to the action being authorised.

The following comments and response are outlined below:

I would be grateful if it could be confirmed when the HDA removed this from the list of properties and which committee it was reported to? Was this the old Housing Scrutiny committee.

- It was reported to HSC on 19th September 2023 that Tedder Way was being removed from the programme. Agenda Item 9: Update on new build council housing delivery – para. 1.6 read:

Following outputs of detailed design and associated cost implications which mean that the Tedder Way scheme fails to evidence required Value For Money, the decision has been agreed to remove this 1-home scheme from the programme.

The Ward Councillors were informed in the attached Briefing Note, and the neighbours were informed in letters in December 2023 and February 2024 that there was a pause in the development while options were considered.

I was on planning committee for this one and I am aware that we have a desperate need for larger M43 houses in our portfolio, will this loss will be covered elsewhere in the new build programme.

– When the decision was made to sell the site we spent some time identifying land that could be put to use in a similar capacity. We also have several upcoming sites for M43 houses, including Kendal Way & Paget Road that are due to commence next year, as well as others we are pushing forwards.

Why the disposal did not happened earlier when the planning permission would have been extant and therefore a higher value could have been achieved.

– We moved on organising the sale of the site as soon as the decision was made earlier this year, with the original intention being to sell the site with the planning permission. However, due to the long process of selling Council-owned land, this could not be completed in time. In order for a purchaser to have enough time to organise themselves and clear all pre=commencement conditions, the sale would have had to have been complete early November at the latest. There was an attempt to sell the land last year but there was minimal interest, with the top bid (including planning permission) being £125,000.

Report: Officer to reference any reports or associated papers.

Conflict of interest: [None].