

Urgent Decision Briefing Paper

To:

Cllr Gerri Bird, Cllr Katie Porrer

Report by:

Connor Gilyatt, Project Manager

Housing Development Agency

Tel: 07749 723850 Email: connor.gilyatt@cambridge.gov.uk

Wards affected:

Arbury

Key Decision

1 Executive Summary

- 1.1 This report seeks approval to sell the Council-owned land at Tedder Way, CB4 3RJ
- 1.2 Disposal of the land is required due to development being financially unviable.

2 Recommendations

- 2.1 We recommend that the disposal of the land at Tedder Way is approved, with the proceeds to be re-invested into the Housing Revenue Account to support future housing initiatives.

3 Background

- 3.1 The land is located on Tedder Way in Cambridge, approximately 1.7 miles to the north-west of Cambridge City Centre. The site is 0.05 hectares/0.13 acres and is currently a vacant paved space.
- 3.2 The scheme was originally approved at Housing Scrutiny Committee on 10th December 2020. The proposal was for one wheelchair-accessible 4-bed dwelling, including landscaping and parking.
- 3.3 Planning Permission for the scheme was granted in January 2023.
- 3.4 It was later reported back to committee that the development was financially unviable due to high cost inflation and increased abnormal cost requirements. The scheme was paused by the HDA and removed from the formal programme while officers reviewed exit strategies to offset the aborted costs expended to date, which exceed £69,000.

A valuation survey was undertaken, which valued the land at £225,000 with the existing planning permission, or £175,000 without the planning permission. After originally being marketed including the planning permission, due to time constraints on the planning permission, which is due to expire in January 2026, it was determined that the land should be sold without the planning permission.

- 3.5 Permission has been granted by the Cabinet Member for Housing to investigate the sale of this land (as confirmed via email.) The land has been marketed by Haart, and their report is attached for reference.

4 Financial Implications

- 4.1 The highest bid for the land is £201,000. Minus previous expenditure this results in a profit to the Council of £132,000. The second highest bid is £190,000, with 5 other bids, the lowest of which is £150,000.

5 Reason for Urgent Decision

- 5.1 We currently have a prospective buyer with a bid £26,000 above the valuation of the land. Excessive delay on the decision to sell the land could result in the offer being rescinded. While other buyers are interested, other offers are considerably below this offer and the Council would lose £11,000 if the next highest bid were accepted.