

**REPORT FROM: HOUSING HEALTH AND ENGINEERING SERVICES
MANAGER**

TO: POLICY AND RESOURCES COMMITTEE

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SELF-BUILD PLOTS AT MANSFIELD CRESCENT

PURPOSE OF REPORT

To recommend that Members accept bids received for the purchase of Self-Build plots at Mansfield Crescent, Brierfield.

RECOMMENDATION

That the Committee accepts the highest bids received for each of the two Self-Build plots at Mansfield Crescent, Brierfield.

REASON FOR RECOMMENDATION

To achieve a capital receipt, fulfil the aims of the Self-Build scheme and reduce liabilities for the Council.

BACKGROUND

1. At a meeting on 24th July 2018, the Policy and Resources Committee resolved that land at Mansfield Crescent, Brierfield was to be offered to the Council's Self-Build Register.
2. Outline planning permission for the erection of two detached dwellings (access only) was obtained by the Council on 5th June 2019 under reference 19/0253/OUT.
3. The two plots were subsequently advertised to the Self-Build Register and whilst bids were received and accepted, the purchasers later withdrew.
4. The plots have subsequently been re-advertised to people on the Self-build Register.

ISSUE

5. A number of bids were received and these are detailed in the table below:

	Plot 1	Plot 2
Bid 1		£15,200
Bid 2	£17,500	
Bid 3	£20,100 (first choice plot)	£20,100 (second choice plot)
Bid 4		£21,000
Bid 5	£21,000	
Bid 6	£20,000 (second choice plot)	£20,000 (first choice plot)
Bid 7		£12,500
Bid 8	£12,500	

6. The highest bids are supported by suitable and adequate proof of funds.

7. Conditions will be attached to the sale of the land so that planning permission is secured and the site is developed in a timely manner.

IMPLICATIONS

Policy: The Council identifies surplus land and property for inclusion in its Disposal Programme to support its Capital Programme. It is proposed that the land be sold under the Self-Build scheme to help meet the Council's obligations to support self-build and custom house-building in the borough.

Financial: The disposal of the land will result in a capital receipt for the Council and an end of liabilities arising from the subject plots.

Legal: No legal implications are considered to arise directly from this report.

Risk Management: On disposal of the property all risks and liabilities will cease for the Council

Health and Safety: No implications are considered to arise directly from this report.

Climate Change: No implications are considered to arise directly from this report

Community Safety: See risk management

Equality and Diversity: No implications are considered to arise directly from this report

APPENDICES

Location plan showing the two plots at Mansfield Crescent.

LIST OF BACKGROUND PAPERS

None