

DIRECTOR DECISION

Decision: To accept any offers on the self-build plots at Chaloners Road and Dane Avenue that are at or above the price set in an independent RICS valuation.			
Decision Date: 15th March 2024			
Type of Decision: Director		Non-Key	YES
Portfolio Area that decision relates to:			
Leader (inc Corporate Services, Policy, Strategy & Partnerships)		Environment and Climate Emergency	
Economy & Transport		Finance, Performance, Major Projects & Equalities	
Children, Young People and Education		Children, Young People & Education	
Health, Wellbeing and Adults Social Care		Housing, Planning & Safer Communities	X
Background / Decision Summary:			
<ol style="list-style-type: none"> 1. In October 2020 the Council Executive approved the use of existing resources to bring forward 8 small sites for disposal to individuals to design and build their own homes. Authority to accept offers was delegated to the Director of Place. 2. Chaloners Road and Dane Avenue are the first 2 of these 8 sites and comprise of a total of 5 self-build plots. The plots are currently on the market with offers received on 3 of 5 plots to date. 3. The decision has been taken that all offers received at or above the price set in the independent RICS valuation will be accepted. 			
Options Considered:			
<ol style="list-style-type: none"> 1) To accept any offers at or above asking price from a financially qualified bidder who will be building a home they intend to live in on all 5 self-build plots when these are received. 2) Reject the current offers on the plots and continue to market the plots them to see whether a higher capital receipt could be obtained. 			
Options Rejected:			

Option 2 was rejected. While interest has been good in these plots there is no guarantee that higher offers would be received especially as the housing market is still uncertain.

Consultation Process:

The design for the proposal for both sites was developed following community engagement with local residents and those on the council's self-build register.

Implications:

Finance: Capital receipt to the HRA

One Planet Council (Climate Change)/ Equalities : The plots are being sold with a design code detailing stringent ecological credentials that the homes need to be built to. The credentials far outstrip current building regulations.

Legal: The Council has power, pursuant to legislation, to dispose of property owned by it. When doing so, the Council has a general obligation to obtain the best price/consideration reasonably obtainable. Draft sales contracts and deeds of transfer have been prepared. Additional resource will be required to progress the sales through the conveyancing process.

Crime & Disorder		Equalities		Highways	
Human Resources		Legal	X	ICT	
Financial		Affordability		Property	X
Climate Change	X	Health		Other	
Environment		Human Rights			

Implications Contact: Patrick Looker

Level of Risk: Acceptable

Wards Affected:

All Wards		Fishergate		Holgate		Rural West York	
Acomb	X	Fulford & Heslington		Hull Road		Strensall	
Bishopthorpe		Guildhall		Huntington & New Earswick		Westfield	
Clifton		Haxby & Wigginton		Micklegate		Wheldrake	
Copmanthorpe		Heworth		Osbalwick & Derwent			
Dringhouses & Woodthorpe	X	Heworth Without		Rawcliffe & Clifton			

Comments/Observations

This decision will support the regeneration of 2 currently under used sites in existing communities. As the sites are currently HRA land the capital receipt will

be retained within the HRA.

Decision:

This decision is to authorise the acceptance of offers that have currently been made on self-build plots plus any further offers that are at or above the independent RICS valuation.

Decision Made by: Neil Ferris

Contact Details: Corporate Director of Place

Tel No: 01904 551448

Email: Neil.Ferris@york.gov.uk

On behalf of: As above.

To be implemented by: Sophie Round, Housing Delivery and Programme Manager

On Completion – Signed off by:

Date: 15.03.24



Neil Ferris

Corporate Director of Place