

## WRITTEN STATEMENT OF A KEY DECISION CABINET

<b>ITEM:</b>	<b>SMALLHOLDINGS DISPOSAL PLAN</b>
Members Present:	Councillors: AW Johnson (Leader), H Bramer, D Harlow, PM Morgan (Deputy Leader), PD Price, P Rone.
Date of Decision:	13 October 2016
Exempt:	No
Confidential	No
This is a key decision because it is likely to be significant in terms of its effect on communities living or working in an area comprising one or more wards in the county.	
A notice was served in accordance with Part 3, Section 9 (Publicity in connection with key decisions) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.	
Urgency/Special Urgency: (As defined in Constitution)	No
Purpose:	To approve a detailed smallholdings disposals programme.
<b>Decision:</b>	<p><b>THAT:</b></p> <p><b>(a) the disposals programme as set out in appendix 1 be approved and specifically:</b></p> <ol style="list-style-type: none"> <li><b>1) the smallholdings estate be offered to the market by way of informal tender;</b></li> <li><b>2) marketing of the portfolio commences in spring 2017;</b></li> <li><b>3) the smallholdings estate be offered for sale as a whole, as sub estates and as individual farms;</b></li> <li><b>4) smaller parcels of land or groups of buildings should be divided as sub-lots where premium prices are achievable to increase total sale receipts.</b></li> <li><b>5) an overage clause be applied to all sales in relation to permitted development rights and otherwise on a case by case basis as indicated by development potential;</b></li> <li><b>6) all farm business tenancies with a termination date in advance of 30 September 2017 be extended to that date; with the exception of a dairy tenancy which will be extended to 1 December 2017;</b></li> <li><b>7) the contract for the legal services required</b></li> </ol>

	<p><b>to support the sales preparation and sales execution be awarded to Lidders LLP; at an target cost of no greater than £50K;</b></p> <p><b>8) authority be given to the director for economy communities and corporate to take all operational decisions necessary to implement the above recommendations and, following consultation with the relevant cabinet member and section 151 officer, to conclude sales.</b></p>
Reasons for the Decision:	To implement the policy approved by cabinet on 3 December 2015 and the disposals plan approved by cabinet on the 14 April 2016.
Options Considered:	<p>Do nothing; this is not recommended as the policy decision to undertake a structured disposal of the smallholdings estate has already been taken and disposal receipts are essential to the delivery of the medium term financial strategy.</p> <p>An alternative programme and strategy be undertaken. The council has appointed Fisher German as its professional agent to give advice and undertake the disposal to meet the requirements of cabinet’s brief to achieve the approved objectives of the sale.</p>
Conflict of Interest ■ (See below):	
Date the key decision is due to take effect:	19 October 2016

<p><b>COUNCILLOR AW JOHNSON</b> .....</p> <p><b>LEADER OF THE COUNCIL</b></p>	<p>Date: 13 October 2016</p>
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■ a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;

And

■ in respect of any declared conflict of interest, a note of dispensation granted by the relevant local authority’s head of paid service.