

**INFORMAL TENDER FORM**

**Self Build Plots numbered 22, 23, 25 & 26,  
Cockfield, IP30 0HY  
Deadline : Monday 28<sup>th</sup> February 2022  
12pm NOON**

Please complete the form below and return it to our office in a sealed envelope. Please mark the front and reverse side of the envelope "Informal Tender – **Self Build Plots, numbered 22, 23, 25 & 26, Cockfield, IP30 0HY**. For the Attention of Steve Lillistone. The envelope must be received in our office no later than **12 noon on Monday 28<sup>th</sup> February 2022**. Our office address is Fenn Wright, 26 Market Hill, Sudbury CO10 2EN

**Name:** .....

**Address:** .....

..... Postcode: .....

**Telephone:** Home .....

Business ..... Mobile .....

Bidders are invited to submit offers for individual plots (they could bid for all four, but need to indicate their order of preference, as any buyer can only buy one plot).  
Offers to be recorded in order of preference below, with the top box being for the highest preference plot and then in descending order.

<b>Plot number:</b> .....
<b>Amount of Offer:</b> £..... subject to contract

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## **Cockfield - Social Value model for residential plot sales**

Buyers must live in the premises (as their sole/principle residence) for a period of (7) years to avoid payment of Community Infrastructure Levy (CIL) to BMSDC, and early sale will result in penalty payments\* payable to SCC.

### **Criteria:**

1. Permanently lived in Cockfield for two of last five years or has worked in Cockfield for two of last five years \* or have immediate family living in Cockfield for 2 years \* (weighting factor 1.3)
2. Permanently lived in an adjoining parish for two of last five years or worked in adjoining parish for two of last five years or have immediate family living in an adjoining parish for 5 years (1.2)
3. Permanently lived in BDC area for two of last five years or worked in BDC area for two of last five years or have immediate family living in BDC area for 5 years (1.1)
4. Registered on BDC self-build register for 6 months or more \* (1.1)
5. Current or past member of the Armed forces with at least 5 years residency in Cockfield or adjoining parish during lifetime, (including bereaved spouses and civil partners) (1.2)
6. People who currently live in Suffolk and who will have someone with a disability \* living with them. (1.2) (will need penalty\* if not delivered)
7. Foster Parents intending to be available to accommodate a child in care for next 2 years (1.2)
8. People with a child enrolled at Cockfield school if not included in above (1.1)
9. Passivehaus or similar (ultra) low carbon building (will need penalty\* if not delivered) (1.2)
10. None of the above (1.0)
11. Key workers – to be determined on a case by case basis.

### **Please advise which category / categories above apply to you and provide evidence to substantiate**

#### **Definitions:**

\*Employment: The business establishment at which a person is based or from where their work is managed is within Cockfield (or adjoining parishes). Is in paid employment/self-employment and works a minimum of 16 hours per week. Has been employed for a minimum of 36 continuous months at the time of their application. Is currently in employment and has a permanent or fixed term contract or is self-employed.

\*Immediate Family: Mother, father, brother/sister, adult children, grandparent.

\*Disability: Registered Disabled

\*Self-build register: As required by the Self-build and Custom Housebuilding Act 2015 (as amended), Babergh District Council maintains a register of those who have indicated an interest in self-build opportunities in the District. This includes residents from elsewhere in the UK, who wish to build in Babergh District and may or may not have a local connection. Under the same legislation, the County Council has a legal Duty to have regard to the relevant District register when making decisions on the disposal of land.

\*Penalty payments: Overage for early re-sale: Years 1–3 payment of weighted price less bid price. Years 3-7 payment of weighted price less bid price x number of years occupied divided by 7.

#### **Penalty for Non-delivery:**

Criteria qualifications fall in to 2 categories Pre-criteria and post-criteria). Pre-criteria are those where the criteria are already satisfied (e.g. residency and employment) whereas, post-criteria are those where the applicant is proposing to satisfy criteria in the future (e.g. have a disabled resident or build to passivehaus). SCC needs some comfort that post-criteria will be delivered and may need to apply penalties if they are not. Criteria 6,7, 9 & 11 above are post-criteria.

#### **Note:**

- Penalties are protection for SCC but the council will always have the option of releasing people from the obligation according to the specific circumstances at the time (e.g. hardship).

**Examples**

Criteria	Bid £	Weighting	Adjusted Bid £
1	75,000	1.3	97500
2	75,000	1.2	90000
3	75,000	1.1	82500
4	75,000	1.1	82500
5	75,000	1.2	90000
6	75,000	1.2	90000
7	75,000	1.2	90000
8	75,000	1.1	82500
9	75,000	1.2	90000
10	75,000	1.0	75000

If someone fitting category 1 was to offer £75000 (£97k weighted equivalent) and someone from category 3 offered £80,000 (£88k weighted equivalent) the first person would buy the plot for £75k. If someone fitting category 1 was to offer £75000 (£97k weighted equivalent) and someone from category 3 offered £90k (£99k weighted equivalent) the second bidder would get the plot for £90k.

**Purchasing Position:**

Is your own property for sale / sold subject to contract / nothing to sell?

If sold, subject to contract, please provide your agent's details and brief information on any chain:

.....

Amount of Mortgage Required: £ .....

Amount of Non-Borrowed Funds (*cash*) Required: £ .....

Please confirm the source of the Non-Borrowed Funds (eg, equity tied up in an existing property / invested in a bank account / etc). Please confirm the name and branch of bank/building society where investments are held.

.....

Please indicate, subject to the completion of legal work, how quickly you feel you would be in a position to exchange contracts and complete the transaction thereafter.

.....

Solicitor Details: (if known). .....

What type of dwelling and size in square meters would you look to build on the plot if successful?

.....

The above offer represents the best and final offer/offers for the purchase of the above plot/s, subject to contract.

Evidence regarding the weighting criteria applied for is attached with the offer.

Signed: ..... Signed: .....

(Print Name) ..... (Print Name) .....

Date: .....

Please note all the criteria, terms and conditions within this informal tender document have been set by Suffolk County Council.