

Committee:	Executive	Agenda Item No.:	10
Date:	1 <sup>st</sup> December 2008	Status	Open
Category	3. Part of the Budget and Policy Framework		
Subject:	HRA Garage Sites		
Report by:	Head of Housing		
Other Officers Involved	Senior Valuer Repair Co-ordinators Housing Needs Officers Tenancy Management Officers Housing Assistants		
Director	Chief Executive Officer		
Relevant Portfolio Holder	Housing Management		

### **RELEVANT CORPORATE AIMS**

COMMUNITY SAFETY – Disposing of garage sites some of which have attracted Anti-Social Behaviour.

CUSTOMER FOCUSED SERVICES – Disposing of unpopular sites will allow the Authority of providing better quality sites where needed.

ENVIRONMENT – Some of the garages sites are neglected

REGENERATION – It is envisaged that some of the sites will be developed into new housing.

STRATEGIC ORGANISATIONAL DEVELOPMENT – By considering alternative use for non-productive assets.

### **TARGETS**

None

### **VALUE FOR MONEY**

The Authority is currently spending money on maintaining garage sites with little or no return. This report recommends disposing of a number of sites resulting in a capital receipt to the Authority and a revenue saving on maintenance.

### **THE REPORT**

Over the past year or so Housing Staff have been carrying out a review of all HRA garage sites. Members have been made aware of this through the development of the Garage policy and Housing reports though the Member Service Review Panels.

In line with the Council's Garage policy this review has taken account of the condition and the use for each garage site, and has identified some sites for disposal. These are listed in the appendix where the sites for potential disposal are shown as shaded.

Many of these sites are focuses of anti-social behaviour in areas; this may take the form of fly-tipping, vandalism, etc. As well as the ongoing maintenance of the garage sites, the Authority is bearing the costs associated with tackling these issues.

It is recommended that the sites identified are disposed of. The disposal method for each site to be determined by the Senior Valuer in conjunction with the Head of Regeneration. Each site to be considered in dealing with the Council's regeneration and affordable housing aims, and where possible to maximise the receipt from each site.

If, on occasion, it is proposed to dispose of a site for less than the market value, for example to a Housing Association for affordable housing site specific approval will be sought from Executive on each and every case and only when such disposals are covered by the General Consent..

Some sites may need expenditure prior to sale (for example site clearance to reduce vandalism, or gaining planning permission to maximise potential receipt). Any capital receipt of less than £10,000 is treated as a de-minimis receipt and credited to revenue. These may then be used to fund any necessary expenditure prior to disposal. The HRA currently has a small amount of these receipts available for use. Any future disposals of less than £10,000 will increase the available balance.

That the receipt is used on planned capital projects for affordable housing and/or regeneration.

### **ISSUES/OPTIONS FOR CONSIDERATION**

Disposal of the identified garage sites in order to reduce a maintenance burden and anti social behaviour opportunities.

### **IMPLICATIONS**

Financial: Housing Revenue Account Capital receipt to the Council.  
Legal: Ensuring Compliance with section 123 of the Local Government Act 1972 in relation to a sale and the ASB Act in relation to anti social behaviour.  
Human Resources: Not specifically.

### **RECOMMENDATION(S) that**

1. The Executive agree to the disposal of the garage sites that have been identified.
2. That the Head of Regeneration is given delegated power to dispose of these sites for any sum that meets or exceeds the valuation of the Senior Valuer
3. If, in the opinion of the Senior Valuer, the Authority will gain a better return by delaying the sale of land the Head of Regeneration is given power to exclude any site from the disposal schedule.
4. That the Senior Valuer report back to the Executive with details and value of the land disposed of, the method of disposal and what aims the disposal is meeting.
5. That Executive earmark the capital receipt for use on planned capital projects for affordable housing and/or regeneration.

### **REASON FOR DECISION TO BE GIVEN IN ACCORDANCE WITH THE CONSTITUTION**

**In order to ensure a capital receipt for the Council from the sale of land that is surplus to the Council's requirements and causing maintenance and anti social behaviour problems.**

ATTACHMENTS:            Y  
FILE REFERENCE:  
SOURCE DOCUMENT:

Site	Condition	Usage	Comments	Potential for disposal	Recommended for disposal within scope of Exec Report
<b><u>Bolsover Area</u></b>					
Hides Green	Good	Well used	No problems potential for two plots plenty of on road parking	Yes	
North Street Carr Vale			Not in Council ownership	No	
Pattison St Shuttlewood	Good	Well used	Suggested should be established how many of the tenants are also Council house tenants. Good shape and access	Yes	
Adin Avenue Shuttlewood	Poor	One plot only	Notice served. Potential for two plots	Yes	Yes
Bentinck Road	Poor	Plots	Large area	Yes	Yes
St Lawrence Ave 1	Good	Well used	Too narrow	No	
St Lawrence Ave 2	Poor	Poor	Suffers from vandalism. Footpath runs through site needs to be established if adopted. Access narrow consultation with Planning/Highways needed	Yes	Yes
The Paddock 1	Good	Well used		No	
The Paddock 2	Good	Well used	Potential for one plot if combined with part of communal grassed area	Yes	
Vale Close	Good	3 let	No problems with vandalism	Yes	
Bainbridge Road	Good	Fully let	Inspection needed		
Cundy Road	Very poor	Low	Potential to sell to either OBTC as adjoining land owner or whoever develops OBTC's land	Yes	Yes
Castle Green	Poor plots only	Low	Consultation with Planning/Highways required over access	Yes	Yes
Moor Lane					
Orchard Close	Good	Well used plots only			
Lime Tree Ave Glapwell			Accesses of sites. Development difficult	No	
Rowthorne Ave Glapwell	Poor	Fairly well used plots	Accesses of sites. Development difficult	No	

Site	Condition	Usage	Comments	Potential for disposal	Recommended for disposal within scope of Exec Report
Beech Crescent Glapwell	Good	Well used			
Church View New Houghton	Fair	Fair	Too small	No	
Peveril Road 1		Parking area only	Suffers from vandalism. Some accesses off site	Yes	Yes
Peveril Road 2	Cleared site			Yes	Yes
Occupation Road New Houghton	Plots only poor	Low	Include with Tarrans	Yes	
<b>Clowne Area</b>					
Creswell Road	Plots only	Nil	Consult Planning/Highways as access poor	Yes	Yes
Damsbrook Drive	Good	Half let	2 sites suggested that all tenants be moved into one site and the remaining site be sold	Yes	
Springfield Close	Good		Suggest sell and decant tenants into nearby Craggs Drive	Yes	
Craggs Drive			See Above	No	
Mansfield Road	Poor	One plot only	Large area of land mainly grassed. In Local Plan as allotments. The access is very narrow and an alternative would need to be looked at	Yes	Yes
Orchard Close	Plots only	Half let	Possible bungalow development fronting onto Rood Lane	Yes	Yes
Harlesthorne Ave	Fair		Tenants from larger site could be moved to the smaller site which would give a single plot	Yes	
Recreation Close		fairly well used	Single plot	Yes	
Rose Avenue		Well used	Adjacent property has an access to the rear of the site which would cause difficulties	No	
Southgate Crescent	Fair	Well used	Check boundaries with number 16 and land to the rear of 16. Possibly two plots	Yes	

Site	Condition	Usage	Comments	Potential for disposal	Recommended for disposal within scope of Exec Report
<b><u>Creswell</u></b>					
Baker Street	Fair		Flooding problem to some garages. Access may be tight	Yes	Yes
Duchess Street	Poor	Fairly well used	Asbestos roofs. Possible route of access to the land to the rear should it be developed. Further investigation needed	Not at present	
Rogers Avenue	Fair	Fairly well used	Current access poor. Could use part of front garden of adjacent flats to widen access	Yes	
Tennyson Road			Only part of site owned by Council. Access over site	No	
Titchfield Street		Poor asbestos roofs	Suggest demolition would provide increased off road parking. Too small for development.	No	
Victoria Street			2 individual garages only suggest sell them to the tenants or adjoining owners	Yes	
Duke Street	Poor	Poor	Vandalism problems. Planning permission obtained for two plots waiting for site to be cleared.	Yes	Yes
Wood Avenue	Plots only	Fairly low	Good road frontage. 2 plots.	Yes	Yes
Manse Avenue		Low	Too small for development	No	
<b><u>Barlborough</u></b>					
Manor Road	Plots only	Fair	2 sites too small for development	No	
New Road	Fair	Fairly well used	Access narrow consultation required with Planning/Highways. Potential for one plot	Yes	
Park View	Good	Well used	Could incorporate part of adjacent grassed verge to create one plot.	Yes	
Ruthyn Avenue	Good	Well used	Various accesses off garage court	No	

Site	Condition	Usage	Comments	Potential for disposal	Recommended for disposal within scope of Exec Report
<b><u>Whitwell</u></b>					
Claylands Road	Fair	Fairly well used	3 sites. Northern site is too small. The other sites could be combined to form a good sized plot. Possible problems with two accesses off sites	Yes	
Doles Land	Fair	Well used	Numerous accesses off the site. Could be used as access for land to the rear	No	
George Inn	Good	Good	Possible sale to the purchaser of George Inn	Yes	
Larpit Green	Fair	Good	Check extent off boundaries to the site	Yes	
Longcroft View	Fair		Check ownership of adjacent grassed verge. If owned by BDC possibly one plot	Yes	
Sandy Lane	Poor		Check access width	Yes	Yes
Spring Hill			Access too narrow	No	
Station Road			Too small for development	No	
Thorpe Avenue	Poor condition	Fairly well used	Good access single plot	Yes	Yes
Whitwell Common			Replace garages with parking area	No	
<b><u>Shirebrook</u></b>					
Bramble Close	Fair	Fair	Too small to develop sell to tenants or adjoining owners	Yes	
Briar Close	Fair	Fair	Asbestos roofs. Narrow site	Yes	
Central Drive	Fair	Well used	No other off road parking available. Accesses off	No	
Cherry Close	Fair	Fair	Too small to develop sell to tenants or adjoining owners	Yes	
Hazel Crescent	Fair	Fair	Numerous accesses off	No	
Herewood 1	Fair	Good	Suggest combine tenants onto one site and sell site nearest Portland Road	Yes	

Site	Condition	Usage	Comments	Potential for disposal	Recommended for disposal within scope of Exec Report
Herewood 2	Fair	Good	Retain see above	No	
Highcliffe Avenue	Fair	Fair	May be too small to develop. Check extent of ownership	Yes	
Linden Street	Fair	Fair	Accesses off site	No	
Market Close	Fair	Fully let	Possibly too small. Consultation with Planning required	Yes	
Pear Tree Drive	Poor	Low	Include with Tarran redevelopment	Yes	No
Pine Close	Fair	Fair	Too small to develop sell to tenants or adjoining owners	Yes	
Recreation Road	Poor	Poor	At rear of shops. Also used to provide rear servicing.	No	
Rowan Drive	Poor	Low	Clear site. Accesses to houses on Recreation Road. May have potential for some development. Large site but narrow.	Yes	Yes
Springfield Avenue	Poor	Low		No	
Thickley Close	Good	Fair	Too small to develop	No	
The Rocklands	Fair	Fair	Single low rise plot	Yes	
Alderway	Poor	Low	Large area. Potential for development in conjunction with adjoining allotments. Existing access insufficient suggest two houses on Carter Lane West be demolished to create access. Need to ensure not sold via RTB	Yes	No
Limes Crescent	Poor	Low	Potential access point to large area of Council owned land.	Yes	Yes
<b>Langwith</b>					
Dale Close	Plots only	Low	Check ownership as part has been sold off. Access quite narrow	Yes	Yes



Site	Condition	Usage	Comments	Potential for disposal	Recommended for disposal within scope of Exec Report
Moorfield Lane	Plots only	Low	Check ownership. Existing access is too narrow so look at adjoining ownership.	Yes	Yes
Moorfield Lane 2	Plots only	Low	Site at end of Moorfield Lane. Not on Housing lists but owned by BDC	Yes	Yes
<b><u>South Normanton</u></b>					
Beech Grove	Plots only	Nil	Two accesses off. Potential for 2 low rise plots	Yes	Yes
Eastfield Drive	Plots only	Low	Various accesses off site. Large sewer runs through the site reducing developable area. Existing access substandard but access could be improved by taking part of the side gardens of two properties on Eastfield Drive	Yes	Yes
Garden Crescent	Plots only	Nil	Planning application submitted for 1 plot	Yes	Yes
Hazel Grove	Plots only	Low	Potential for two plots	Yes	Yes
Leamington Drive 1	Poor	Low	Good site. Potential for several plots	Yes	Yes
Leamington Drive 2	Fair	Good	Access narrow	No	
St Michaels Drive	Good	Well used	Too small to develop	No	
The Croft	Plots only	Low	Poor shape	No	
<b><u>Tibshelf</u></b>					
Back Lane	Fair	Well used		No	
Derwent Drive	Poor plots only	Nil	Combine with adjacent play area	Yes	Yes
Hawthorn Avenue	Plots only	Well used	Potential for one plot	Yes	
Meadow Close	Good	Well used	2 sites could look to move tenants onto one site	Yes	

Site	Condition	Usage	Comments	Potential for disposal	Recommended for disposal within scope of Exec Report
St Thomas Close	Fair	Fair	4 sites. 3 are too small to develop so suggest move tenants from largest site to release for development in conjunction with adjoining grassed area	Yes	
Church Close Westhouses	Good	Well used	Could combine with land to the rear to provide larger area	Yes	
<b><u>Blackwell</u></b>					
Alfreton Road	Fair	Fully let	Access off site needs to be checked. Has potential in future	Yes	
Central Drive	Fair	Well used	Potential for one plot	Yes	
Pendean Close	Fair	Fair		No	
Victoria Drive	Poor	Low	Site at end of Victoria Drive. Suggest tenants moved to other Victoria Drive site to release for development	Yes	Yes
Victoria Drive	Fair	Fair	See above	No	
Charnwood Cres Newton 1	Good	Well used		No	
Charnwood Cres Newton 2	Good	Well used	Footpath runs through the site	No	
<b><u>Pinxton</u></b>					
Elm Close	Plots	Well used	Good access potential for 2 plots	Yes	
Park Lane	Plots	Well used	Individual plots sale to tenants or adjoining owners	Yes	
Sleights Lane	Good	Well used	Possible single plot	Yes	
Talbot Street/Widmerpool St	Fair	Fair	Not owned by the Council.	No	
Lime Close	Plots	Low	2 sites. Move the tenants onto one site to give 1 potential plot	Yes	Yes
Town Street	Fair	Fair	Too small to develop	No	

<b>Site</b>	<b>Condition</b>	<b>Usage</b>	<b>Comments</b>	<b>Potential for disposal</b>	<b>Recommended for disposal within scope of Exec Report</b>
Woodfield Road 1	Poor	Fair	Good access potential for 2 plots	Yes	
Woodfield Road 2	Parking area only	Fair		Yes	
Woodfield Road 3	Poor	Fully Let	Limited life span of garages	Yes	
Woodfield Road 4	Plots only	Well used	Possible drain runs through the site. Consultation with Engineers required	Yes	
Sycamore Close		Nil	Overgrown parking area	Yes	Yes