

Committee: COMMUNITY COMMITTEE

Agenda Item

Date: 16th March 2006

13

Title: **Garage Site Review**

Author: Suzanna Clarke, Housing Strategy Manager, Item for decision
01799 510543

Roz Millership, Programme Manager
01799 510516

Summary

1. This report advises the Committee of the recommendations from the Housing Strategy Working Group regarding 27 garage sites across the District.

Recommendation

2. Recommended by the Housing Strategy Working Group that the Committee authorise Officers to carry out further investigations regarding the sites identified in the report (Paragraph 9a) for affordable housing or sale.

Background Papers

3. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.
 - Report to Health and Housing Committee 2005
 - Report to Housing Strategy Working Group 01/03/06
 - Garage sites – Officers file 2005/06

Impact

Communication/Consultation	Parish Councils, District Councillors and Local residents
Community Safety	None
Equalities	None
Finance	Sale of sites could generate capital receipt to fund housing projects.
Human Rights	None

Garage Site Review
Community Committee, March 16th 2006 Item No.13

Legal Implications	Issues regarding leases of garage i.e. future lease of land.
Ward-specific impacts	Across District.
Workforce/Workplace	Project in Housing Service Plan.

Situation

- 1 It was agreed by the former Health and Housing Committee that officers should review the potential of 27 garage sites across the District. The sites in question are not traditional blocks of Council garages. Each site is owned by the Council and garages have been erected on the land and the garage owners have been leased the land for the garage. All garage leases have had notice served and many of the garages are in poor condition. The objective is to ascertain if the sites have any potential for either the provision of affordable housing or sale in order to fund other housing projects in the district.
- 2 A consultation exercise has been undertaken which has invited views from Members of the Council, parish Councils and other interested parties.
- 3 A detailed report was submitted to the Housing Strategy Working Group on 01/03/06. Each site was considered in detail at the meeting. The Housing Strategy Working Group, in coming to its recommendation took into account the views expressed plus comments from the Planning Department.
- 4 It concluded that 12 sites should go forward for further consideration by Officers and that a report on these sites should be made to a future meeting of the Committee in the Autumn.
- 5 a) Garage sites recommended for further consideration re affordable housing or sale.
 - Newton Grove, Great Dunmow
 - Waldgrooms, Great Dunmow
 - Woodview Road, Great Dunmow
 - Broadfield, High Roding
 - Broomfields, Hatfield Heath
 - Burnstie Road, Felsted
 - Birchwood, Birchanger (sites 1 and 2),
 - Coney Acre, Rickling
 - Frambury Lane, Newport. (Site 2)
 - Manor Road, Stansted
 - Rosemary Crescent, Great Dunmow

NOTE: Holloway Crescent, Leaden Roding to be incorporated as part of a possible review of the sheltered housing site.

- b) Garage site identified for possible alternative non-housing use subject to further discussion.
 - Pinkneys, Chrishall

- c) Defer/ retain for parking
- Church Lane, Little Canfield
 - The Moors, Little Dunmow
 - Chaffix, Felsted
 - Meadow Road, Great Chesterford
 - Watts Close, Barnston
 - The Gossetts, Margaret Roding
 - St Martins Close, White Roding
 - Birchwood, Birchanger site 3 and 4
 - Globe Crescent, Farnham
 - The Leys, Wimbish
 - Highfields, Debden
 - Frambury Lane, Newport. (Site 1)

NOTE: In all these cases, new leases will be offered on an annual review basis.

Targets

- 6 What I am trying to achieve is maximising the Council's housing resources to provide more affordable housing in the District.

Options

- 7 There are 2 potential options.

They are:

- a) Do nothing
- b) Approve the recommendation of the Housing Strategy Working Group.

Risk Analysis

- 8 The following have been assessed as the potential risks associated with this issue.

Risk	Likelihood	Impact	Mitigating Actions
Proposals could be controversial.	MEDIUM	HIGH	Consultation is critical to explain Council's policy.