

Housing Revenue Account - Long Term Voids

The majority (37) of the current long-term voids in the HRA are associated with the Sheltered Modernisation Programme, specifically the 'red schemes' (see report to Housing Committee in June 2016 Agenda Item 11):

- Ringfield Close, Nailsworth – 25 properties.
- Cambridge House. Dursley – 3 properties.
- Glebelands, Cam – 9 properties.

There are also:

- 2 long term voids at Gloucester Street in Wotton-Under-Edge which are part of a new build site.
- 1 ex-wardens unit which is currently undergoing works to be used for temporary accommodation.
- 1 ex-wardens accommodation which is part of an extended scheme at Broadfield Road, Eastington.

Now that the cap has been lifted on borrowing in the HRA, it is proposed that all these schemes are redeveloped for new homes by the Council rather than some sites being sold. Once a decision is made, moving tenants and undertaking the requisite surveys, feasibility, planning and tendering for the works for a new development takes some time. This means that properties can be empty and subject to void Council Tax payments for several years, before demolition begins. The current situation is as follows:

- Ringfield Close – planning application submitted, anticipated start on site Oct 2020.
- Cambridge House - viability tested and approval being sought to bring into the New Build Programme at Housing Committee (see report on the Sheltered Modernisation Programme to Housing Committee 10th December 2019).
- Glebelands. Cam – feasibility stage, anticipated start on site Oct 2021.
- Gloucester Street – planning approval received, start on site not anticipated until 2022/23 due to the need to decant tenants from adjacent properties that form part of the development.
- Broadfield Road , Eastington – a planning application has been submitted for the scheme, start on site anticipated in Oct 2020.

Unless new regeneration schemes are identified, the current programme will result in the number of empty properties falling to two by November 2021.