

## **SMALL SITES ,GARAGES AND DISPOSALS UPDATE**

### **Background**

This is an update on the disposal of surplus HRA property, following the decisions to rationalise surplus garages, small sites and other property assets in 2016. This is a 5-10 year programme of work.

### **Programme**

Property Services constantly review the council's property estate to make the best use of its assets, identify surplus property and create opportunities to build new affordable and market homes. Officers are delivering these changes in consultation with ward members, town and parish councils.

Enhanced borrowing potential for the HRA has improved opportunities to build new Council homes and use right to buy receipts on suitable sites. The next phase of the New Build Programme now includes 4 garage and small sites identified during this programme of reviews.

We have secured planning permissions on 9 sites which, rather than marketing, were offered to 11 housing associations. With more funding available for Registered Providers and many Housing Associations partnering with Homes England this resulted in expressions of interest in acquiring single building plots. This is a change in approach as most HA's need at least 10 plots, and many require over 20. The New Build Team has also reassessed their financial appraisals to see if council-built homes can be viable in such small numbers and isolated locations. The most viable have been included in the new build programme, but the Council will need to decide where best to focus its resources as the smaller sites take proportionally more time and resources to deliver as part of its development strategy.

A further 18 sites are now with architects and if they do not suit council building, can be considered for Housing Association or Community Land Trust Use, or offered for sale on the open market where there is very strong interest and demand from self-build and small developers.

### **Progress**

Over 130 sites of different complexities have been brought forward, sold and reviewed so far. This total is likely to eventually exceed 300.

The programme has generated over £2.3m (£6.3 including other HRA disposals) since 2016 as well as reducing management and maintenance costs. It will extend over the next 4 to 5 years, raising more finance, adding housing and giving opportunities for individuals and businesses in the District.

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In summary:

- 43 sites sold (98 individual garages) - £2.6m
- 11 sites with pp ( +2 submitted)
- 18 sites with architects
- 7 sites with New Homes team
- 17 garages demolished to provide general parking on estates
- 2 garages retained for stores

**Next Steps**

Housing Review Panel considered selling sites for less than market value at its last meeting. This is often a requirement for enabling affordable housing schemes to be viable, even with grant funding from Homes England. A report will be presented to Housing Committee this year to decide the approach to selling sites with development value, where there is interest from Housing Associations or CLT's.

Technical issues aside, the reason for delays in bringing new building plots include: multi-interest involvement; objections from neighbours; requests to and from Ward councillors to alter, cancel or change schemes. The Head of Property Services is reviewing how officers should best engage and sustain the pragmatic continuity of projects.

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**HOUSING COMMITTEE  
INFORMATION SHEET NO.3  
2 MARCH 2020**

Address	Ward	New homes	Origin	Aim/Outcome	Progress
Garages, Court Mead, Stone	Berkeley Vale	-	Miscellaneous	Disposal	Reviewed; to sell
Garages, Tynning Crescent, Slimbridge	Berkeley Vale	-	Garages	Disposal	Reviewed; to sell
Plot adj 2A Oakfield Way Sharpness	Berkeley Vale	2	Miscellaneous	Disposal	Architects reviewing
Garages at Church View, Newport	Berkeley Vale	0	Miscellaneous	Retain	Reviewed; to retain
Garages north, Windyridge, Bisley	Bisley	-	Garages	Disposal	Sold 2019
Garages south, Windyridge, Bisley	Bisley	-	Garages	Disposal	Sold 2019
Garage site Bracelands, opp village hall, Eastcombe	Bisley	-	Garages	Disposal	Under review
Garages adj 51 Bracelands, Eastcombe	Bisley	1	Garages	Disposal	Architects reviewing
Plot adj 39 Windyridge, Bisley	Bisley	-	Miscellaneous	Disposal	Reviewed; to sell to parish council
Garage adj 39 Windyridge, Bisley	Bisley	-	Garages	Disposal	Sold 2019
Garages adj flats 11A Devereaux Crescent	Cainscross	1	Garages	Disposal	Architects reviewing
Garage site/play area adj 11 Queens Drive, Cashes Green	Cainscross	5	Garages	New Homes	Architects reviewing
Garage site, Orchard Road, Ebley	Cainscross	5	Garages	New Homes	Architects reviewing
Garage site, Stanton Road, Cashes Green	Cainscross	1	Garages	Disposal	Planning application made
Garage site, Hillcrest Road Cashes Green	Cainscross	6	Garages	Disposal	Planning application made
Gges adj 2 The Martins Stroud	Cainscross	1	Garages	Disposal	Architects reviewing
Plot at Westward Rd / Orchard Rd, Ebley	Cainscross	2	Miscellaneous	HA; RP	Secured planning; to sell to RP
Garage site, Westrip Place, Cashes Green	Cainscross	4	Garages	Disposal	Review indicates retention
Garages 23-25a Queens Drive, Cashes Green	Cainscross	2	Garages	Disposal	Planning application made
Garage site adj 39 Devereaux Crescent Ebley	Cainscross	3	Garages	Disposal	Architects reviewing
Land adj 107 Devereaux Crescent, Ebley	Cainscross	-	Miscellaneous	Disposal	Sold 2018
Garages, Tiltdown Close / Meadow Vale Cam	Cam East	1	Garages	Retain	Retain for eventual disposal
Land adj 22b Church Rd, Cam	Cam East	0	Miscellaneous	Disposal	Reviewed; to sell
Garages, The Crapen, Cam	Cam West	-	Garages	Disposal	Reviewed; to sell
Garages adj 23 Tyndale Rd Cam	Cam West	2	Garages	Disposal	Architects reviewing
Garages, Hague Avenue, Cam	Cam West	-	Garages	Disposal	Review indicates disposal
Ambulance Station, Cam	Cam West	3	Miscellaneous	Disposal	Sold 2016
Plot adj 45 Frithwood Pk, Brownhill	Chalford	-	Miscellaneous	Disposal	Reviewed; to sell

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Queens Court, Brimscombe	Chalford	-	New Homes	Disposal	Sold 2018
Court View, France Lynch	Chalford	1	Garages	Disposal	Sold 2018
Garages, Raglan Way, Uley	Coaley & Uley	-	Garages	Disposal	Reviewed; to sell
Plot adj 12 Tinkley Corner Nymphsfield	Coaley & Uley	-	Miscellaneous	Disposal	Reviewed; to sell
Somerset Avenue, Woodmancote, Dursley	Dursley	-	Garages	Disposal	Review indicates disposal
Land at Acacia/Oak Drives, Kingshill, Dursley	Dursley	0	Miscellaneous	New Homes	Under review
11/11A May Lane, Dursley	Dursley	6	Miscellaneous	Disposal	Under review
Garages adj 4 St Georges Rd, Dursley	Dursley	1	Garages	Disposal	Architects reviewing
Garages adj 31 Kingsway, Dursley	Dursley	0	Garages	Disposal	Reviewed; to sell
Cambridge House, Woodmancote, Dursley	Dursley	0	Sheltered	Disposal	Reviewed; to sell
30 First Avenue - garden plot	Dursley	1	Miscellaneous	Disposal	Under review
Garages adj 3 Keats Gardens, Paganhill	Farmhill & Paganhill	-	Garages	Review	Under review
Garage site adj 88 Mathews Way, Paganhill	Farmhill & Paganhill	0	Garages	Review	Under review
Garages adj 63 Archway Gardens, Paganhill	Farmhill & Paganhill	2	Garages	Disposal	Under review
Garages adj 68 Mathews Way, Paganhill	Farmhill & Paganhill	-	Garages	Review	Under review
Garages adj 40 Mathews Way, Paganhill	Farmhill & Paganhill	-	Garages	Disposal	Under review
Garages, Duderstadt Close, Paganhill	Farmhill & Paganhill	0	Garages	Retain	Reviewed; to retain
Plot adj 44 Elmgrove Road East, Hardwicke	Hardwicke	2	O	Disposal	Secured planning, sell to RP
Garages adj 4 Elmgrove Estate Hardwicke	Hardwicke	2	G	Disposal	Architects reviewing
Garage site adj 10 Elmgrove Estate Hardwicke	Hardwicke	3	XG	Disposal	Architects reviewing
Garages adj 25 Elmgrove Estate Hardwicke	Hardwicke	2	G	Disposal	Architects reviewing
Garages adj 34 Elmgrove Estate Hardwicke	Hardwicke	2	G	Disposal	Architects reviewing
Garage site adj 41 Elmgrove Estate Hardwicke	Hardwicke	1	XG	Disposal	Architects reviewing
Plot adj 53 Elmgrove Estate Hardwicke	Hardwicke	-	XG	Disposal	Under review
Plot adj 65 Elmgrove Estate Hardwicke	Hardwicke	-	XG	Disposal	Under review
Plot adj 48 Springfield Hardwicke	Hardwicke	-	O	Disposal	Reviewed, to sell
Garages, Syon Road, Minchinhampton	Minchinhampton	-	Garages	Disposal	Reviewed; to sell
Former MUGA Summerfield Rd, Minch	Minchinhampton	5	New Homes	HA; RP	Architects reviewing

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Garage site adj 3 Glebe Rd, Minch	Minchinhampton	-	Garages	Disposal	Under review
Garage site adj 16 Box Lane Minchinhampton	Minchinhampton	1	Garages	Disposal	Reviewed; to sell
Garage site adj 6 Albert Road, Brimscombe	Minchinhampton	-	Garages	Retain	Reviewed; to retain
Garages Albert Brimscombe	Minchinhampton	-	Garages	Disposal	Reviewed; to sell
Garage adj 82-125 Glebe Rd, Minch	Minchinhampton	-	Garages	Disposal	Sold 2018
Garages adj 66 Glebe Rd, Minch	Minchinhampton	-	Garages	Disposal	Sold 2018
Craddock Court, Nailsworth	Nailsworth	-	O	Disposal	Under review
Garages by play area West Tynings Nailsworth	Nailsworth	-	G	Disposal	Under review
Garages adj 16 West Tynings Nailsworth	Nailsworth	1	G	Disposal	Secured planning, sell to RP
26 Ringfield Close, Nailsworth	Nailsworth	-	New Homes	Disposal	Sold 2017
28 Ringfield Close, Nailsworth	Nailsworth	-	New Homes	Disposal	Sold 2017
Garages, adj 16 Lawnside, Nailsworth	Nailsworth	8	Garages	CLT	Sold 2018
Garage site, Lawnside, Nailsworth (south)	Nailsworth	4	Garages	CLT	Sold 2018
Garage Burma Rd, Nailsworth	Nailsworth	-	Garages	Disposal	Sold 2017
Garages adj 18 Tynings Road, Nailsworth	Nailsworth	-	Garages	Disposal	Sold 2017
Land adj Newmarket car park, Nailsworth	Nailsworth	-	Garages	Retain	Enlarged SDC's car park
Land adj 8 Hawthorn Ridge	Nailsworth	-	Miscellaneous	Disposal	Sold 2018
Garage block Ringfield, Park Road Nailsworth	Nailsworth	5	G	Retain	Retain for Sheltered
Garages, Upper Washwell, Painswick	Painswick & Upton	-	Garages	Disposal	Reviewed; to sell
Garages adj 27 Ashwell Painswick	Painswick & Upton	-	Garages	Disposal	Reviewed; to sell
Garage site adj 26 Ash Grove, Upton St Leonards	Painswick & Upton	1	Garages	HA; RP	Planning secured; sell to RP
Plot at Gyde Road, Painswick	Painswick & Upton	-	Miscellaneous	Retain	Reviewed; to retain
Garage sites adj 59 Woodland Green USL	Painswick & Upton	2	XG	HA; RP	Planning secured; sell to RP
Garage sites adj 15 Ash Grove USL	Painswick & Upton	1	XG	HA; RP	Planning secured; sell to RP
Garage adj 34 Ashwell Painswick	Painswick & Upton	-	Garages	Disposal	Reviewed; to sell
Garages adj 41 Ashwell Painswick	Painswick & Upton	-	Garages	Disposal	Reviewed; to sell
Plot adj 15 White Horse Lane, Painswick	Painswick & Upton	-	Miscellaneous	Disposal	Reviewed; to sell
Plot adj 14 Pullens Road Painswick	Painswick & Upton	-	Miscellaneous	Disposal	Reviewed; to sell

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Garage site, Church Close, Cranham	Painswick & Upton	-	Garages	Disposal	Sold 2018
Garages, White Horse Lane, Painswick	Painswick & Upton	1	Garages	Disposal	Sold 2019
Grit store, Kitesnest Lane, Lightpill	Rodborough	1	Miscellaneous	Disposal	Sold 2019
Site adj 10 The Close, Whitminster	Severn	-	Miscellaneous	Disposal	Under review
Site at Church Lane, Saul	Severn	-	Miscellaneous	Disposal	Review indicates disposal
Plot at Park View, Saul	Severn	-	Miscellaneous	Disposal	Review indicates disposal
Garages adj 24 The Close, Whitminster	Severn	1	Garages	HA; RP	Planning secured; sell to RP
Plot at Ann Wicks Road, Frampton	Severn	1	Garages	Disposal	Under review
Garages adj 72 Wharfdale Way Stonehouse	Stonehouse	-	Garages	Retain	Under review
Garage site adj 30 Wharfdale Way Stonehouse	Stonehouse	-	Garages	Retain	Retain as amenity space
Garages, Festival Road, Stonehouse	Stonehouse	2	Garages	Disposal	Architects reviewing
Plot adj 37 Juniper Way Meadow Road Stonehouse	Stonehouse	2	Miscellaneous	Disposal	Architects reviewing
Plot adj 1 Glen Court, Stonehouse	Stonehouse	-	Miscellaneous	Disposal	Review indicates disposal
Site of 8, 10 Wharfdale Way, Stonehouse	Stonehouse	8	New Homes	Disposal	Sold 2018
Garages Nouncells Cross, Stroud	Stroud Slade	3	G	Disposal	Under review
37 Mason Road, Stroud	Stroud Slade	-	New Homes	Disposal	Sold 2018
13 Daniels Road, Stroud	Stroud Slade	1	New Homes	Disposal	Sold 2017
15 Daniels Road, Stroud	Stroud Slade	1	New Homes	Disposal	Sold 2017
35 Mason Road, Stroud	Stroud Slade	0	New Homes	Disposal	Sold 2018
43 Mason Road, Stroud	Stroud Slade	0	New Homes	Disposal	Sold 2018
Garage site, Highfield Road, Stroud	Stroud Trinity	-	Miscellaneous	Retain	Reviewed; to retain
Plot adj 1 Cutler Road, Stroud	Stroud Uplands	-	Miscellaneous	Disposal	Reviewed; to sell
Site adj 58 Coldwell Close, Kings Stanley	The Stanleys	2	Garages	Disposal	Architects reviewing
Plot at Frog Lane, Frocester,	The Stanleys	0	O	Disposal	Reviewed; to sell
Garage site, The Daffodils, Kings Stanley	The Stanleys	2	Garages	Disposal	Secured planning, sell to RP
Garages adj 41 Brimley, Leonard Stanley	The Stanleys	3	G	Disposal	Secured planning, sell to RP
Gges opp 29 Wesley Road Leonard Stanley	The Stanleys	0	Garages	Disposal	Reviewed; to sell
Garages adj 8A Coldwell Close Kings Stanley	The Stanleys	0	Garages	Disposal	Sold 2018

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Garages between Coldwell La/Clo Kings Stanley	The Stanleys	0	Garages	Disposal	Sold 2018
Garage adj 7 Coldwell Clo Kings Stanley	The Stanleys	0	Garages	Disposal	Sold 2018
Garages adj 70 Coldwell Lane Kings Stanley	The Stanleys	0	Garages	Disposal	Sold 2018
Garages adj 80 Coldwell Lane Kings Stanley	The Stanleys	0	Garages	Disposal	Sold 2018
Plot adj 9 Coldwell Close Kings Stanley	The Stanleys	0	Miscellaneous	Disposal	Sold 2017
14 Dozule Close Leonard Stanley	The Stanleys	1	New Homes	Disposal	Sold 2017
6 Elm Close Kings Stanley	The Stanleys	1	New Homes	Disposal	Sold 2017
Garages adj 15 Brimley, Leonard Stanley	The Stanleys	1	Garages	Disposal	Sold 2019
Garages, Capel Court, Uplands	Uplands	2	Garages	Disposal	Architects reviewing
Garages adj 44 Dryleaze Court, WuE	Wotton u Edge	1	Garages	Disposal	Architects reviewing
Plot adj 1 Pitman Place, Wotton U Edge	Wotton u Edge	-	Miscellaneous	Disposal	Under review
Garages - play area 14/16 Pitman Place, Wotton u Edge	Wotton u Edge	3	Miscellaneous	Disposal	Architects reviewing
Garages adj 56 Dryleaze Court, Wotton u Edge	Wotton u Edge	-	Garages	Disposal	Reviewed; to sell
Dryleaze Court, Wotton U Edge	Wotton u Edge	0	Sheltered	Disposal	Sold 2018
Garages, Mount Pleasant, Wotton U Edge	Wotton u Edge	4	Garages	Disposal	Sold 2019
Land off Fountain Crescent, WuE	Wotton u Edge	21	Miscellaneous	HA-RP	Sold 2018
Garages adj 66 Pitman Place, Wotton U Edge	Wotton u Edge	-	Garages	Disposal	Under review