

SMALL SITES ,GARAGES AND DISPOSALS UPDATE

Background

This is Asset Management's update on the progress of identifying and disposing of surplus Housing Revenue Account held property and sites which accords with Committee's various resolutions to dispose and rationalise surplus garages and other property assets. The New Homes & Regeneration team continues to bring forward its programme of development and reports progress separately.

Progress

The Council's property is being rationalised to make the best overall use of its assets. Different outcomes include providing new affordable or open market housing, selling to private buyers, small building firms or keeping sites with potential for other council use. Officers are delivering these changes with a detailed consultation process to keep all interested parties informed. Steps are being taken to maximise the use of the Council's right to buy receipts where possible, through the sale of some sites to Registered Providers.

Aside from the usual planning and technical issues, a notable risk to the rate of progress and success is the resources available to manage the work and programme. This is reviewed by the Head of Asset Management and workload is planned to ensure continuity of the scheme.

Schedule of sites

The attached lists update the schedules in the 2015 reports to Committee. The 'First' and 'Second Tranche' projects have been enlarged by the third schedule of sites that has been brought forward. In addition information is provided with regard to disposals of property associated with the new build programme, the sheltered modernisation programme and Queen's Court, Thrupp.

A total of 25 sites or properties of various sizes and complexities have now been reviewed and brought forward for disposal or re-use. A further similar number will be reviewed and progressed within the next 12 months with the total identified sites to be reviewed currently in excess of 150.

Summary

The programme of disposal and changes to the Council's property is being expanded and will extend over the next 3 – 5 years. This is generating capital receipts, improved use of land, adding to affordable and private housing stock and giving opportunities for individuals and businesses in the District.

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FIRST TRANCHE SITES (Not in New Homes and Regeneration programme)

	Address	New Homes	Progress
1	Garage sites at Lawnside, Nailsworth - CLT	8	Legal work continues for sale at £nil to Community Land Trust. Referendum for Community Right to Build Order (effectively planning permission) was held on 18/8/16.
2	Wharfdale Way, Stonehouse	8	Exchanged with ex-Ship Inn site in programme to give better HRA scheme. Sold subject to planning- planning application to be submitted for 8 houses
3	Wharf side, Wharfdale Way, Stonehouse,	0	Retained as public open space.

SECOND TRANCHE SITES

	Address	New Homes	Progress
4	Ex- ambulance station, Cam	2-3	Marketed and sold July 2016
5	Fountain Crescent, Wotton-Under-Edge	20+	Site to be sold, planning application being prepared. Now under offer to 12 Registered Providers at market value for sale by December 2016.
6	Summersfield Road, Minchinhampton	5	Ended Lovell's lease for compound Aug 2016. Under offer to Registered Providers.
7	Garage site Ash Grove, Upton St Leonards	2-3	Selecting architects to design scheme for planning permission and sale by mid-2017.
8	Garage site The Close, Whitminster	3-4	Resolving legal issues. Offer to Registered Providers September 2016

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THIRD TRANCHE SITES

	Address	New Homes	Progress
9	Garage Burma Rd, Nailsworth	n/a	Single garage to be marketed Oct 2016
10	Garages Tynning Rd, Nailsworth	n/a	3 garages to be marketed Oct 2016
11	Garages Court View, France Lynch	n/a	4 garages to be marketed Nov 2016
12	Garages Whitehorse La Painswick	n/a	8 garages to be marketed Nov 2016
13	Garage Coldwell Close, Kings Stanley	n/a	Single garage to be marketed Oct 2016
14	Garage site adj 70 Coldwell Lane Kings Stanley	n/a	Garage likely to be marketed Nov 2016
15	Garage site adj 80 Coldwell Lane Kings Stanley	n/a	Garage likely to be marketed Nov 2016
16	Garage Glebe Rd, Minchinhampton	n/a	Single garage to be marketed Oct 2016
17	Garages between Coldwell La/Clo Kings Stanley	n/a	5 garages to be marketed Nov 2016

NEW HOMES AND REGENERATION PROGRAMME - DISPOSALS

	Address	New Homes	Progress
18	14 Dozule Close, Leonard Stanley	n/a	New Build temporary decant house. Marketed and under offer Aug 2016
19	6 Elm Close, Leonard Stanley	n/a	New Build temporary decant house to be marketed Sept 2016
20	13 Daniels Road, Stroud	n/a	Defective house (Woolaway) removed from New Homes project. Marketed and sold subject to contract Sept 2016.
21	15 Daniels Road, Stroud	n/a	Defective house (Woolaway) removed from New Homes project. Marketed and sold subject to contract Sept 2016.

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SHELTERED MODERNISATION PROGRAMME - DISPOSALS

	Address	New Homes	Progress
22	26 Ringfield Close	0	Property now vacant, to be marketed October 2016
23	Garages Ringfield Close, Nailsworth	1-3	Garages surplus to Sheltered Housing. Interest from Registered Providers to be tested Oct 2016, transfer possible subject to not being required for redevelopment of Ringfield Close.

MISCELLANEOUS DISPOSALS

	Address	New Home	Progress
24	Queen's Court, Thrupp	tbc	Re-housing tenants is progressing well and more quickly than expected. 1 private property has been bought back, terms are agreed on the other.

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