

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

### **Background**

This is the second Asset Management update on the disposal programme of surplus Housing Revenue Account and other properties. This follows Committee resolutions to rationalise and dispose of garages and various property assets.

The priorities are to identify sites and raise capital receipts for the HRA so new homes can be built for the widest range of occupier. The garage stock must be reduced to better position HRA finances. Where practicable the Council's Right To Buy receipts will be used to help build more affordable homes. The general approach to the programme is:

1. Assemble all potential areas of land and buildings for review.
2. Sift and identify sites a) with development potential b) of no use value to SDC or c) to keep for service delivery.
3. Those of no use to SDC and not suitable for development will be marketed.
4. Those with building potential will be reviewed for sale and development. Disposal options are putting on the market, offering to RPs and community groups (using RTB receipts if possible) or building by SDC if budgets and funding improve.

Each site is unique and will lend itself to a different disposal or development route.

This is a substantial programme of work which has been approved by Committee. There is a longstanding officer project team which has agreed the assessment process and which is consulted on all sites.

### **Progress**

Since the last Update we have directed resources to completing sales at Wharfdale Crescent, 37 Mason Road, 14 Dozule Close, 13 Daniels Road, 15 Daniels Road and negotiating the disposals of 6 Elm Close, 26 Ringfield Close and Fountain Crescent. We completed soft market testing a garage site at Nailsworth to RPs. The combined value of the sales is over £1,800,000.

31 additional properties have been brought forward since the last Update, more than twice the rate anticipated. A total of 57 sites are now being processed for disposal or re-use. To simplify the process these are being assembled on an area by area basis. We expect over 175 disposal cases to be raised. Some marketing and planning work has been held back to accommodate consultation, securing possession and assembling site disposals by area rather than ad hoc.

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We have refocused resources to manage the programme and expect a new team member to be in place by May 2017.

There is an extensive consultation process (which includes ward members) to keep all interested parties informed.

**Summary**

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

The attached schedule shows the current position

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

	<b>Address</b>	<b>New homes</b>	<b>Progress</b>
1	Garages at Lawnside, Nailsworth	8	Legal work continues. Sale £nil to Community Land Trust. No change.
2	<i>Wharfdale Way, Stonehouse</i>	<i>8</i>	<i>Sold March 2017</i>
3	<i>Wharf side, Stonehouse,</i>	<i>0</i>	<i>Retained as public open space.</i>

**SECOND TRANCHE SITES**

	<b>Address</b>	<b>New homes</b>	<b>Progress</b>
4	<i>Ex- ambulance station, Cam</i>	<i>2-3</i>	<i>Sold July 2016</i>
5	<i>Fountain Crescent, Wotton-U-Edge</i>	<i>22</i>	<i>Sale agreed to Registered Providers, legal work continues</i>
6	Summersfield Road, Minchinhampton	4	Lovell extended need for compound. To offer to Registered Providers.
7	Adj 26 Ash Grove, Upton S Leonards	1-2	To market without planning permission. No change
8	The Close, Whitminster	2	Garage site. Resolved legal issues, to market
9	11/11A May Lane, Dursley	4	Extending to bring forward wider redevelopment. Buying adjacent site

**THIRD TRANCHE SITES**

	<b>Address</b>	<b>New homes</b>	<b>Progress</b>
10	Garage Burma Rd, Nailsworth	n/a	1 garage to be marketed.
11	Tynings Rd, Nailsworth	n/a	3 garages to be marketed
12	Garages Newmarket Road, Nailsworth	n/a	Demolish and incorporate into public car park

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13	Court View, France Lynch	n/a	4 garages to be marketed
14	Whitehorse La Painswick	n/a	8 garages to be marketed
15	Land at Gyde Rd, Painswick	n/a	Surplus garden land, investigating disposal
16	Upper Washwell, Painswick	n/a	8 garages, to be marketed
17	Ashwell, Painswick	n/a	Various garage sales
18	Church Close Cranham	1	Garage site to be marketed
19	Adj 59 Woodland Gr, Upton S Leonards	2	Garage site, to investigate potential
20	Adj 15 Ash Grove, Upton S Leonards	2	Garage site, to investigate potential
21	Adj 7 Coldwell Close, Kings Stanley	n/a	1 garage to be marketed
22	Adj 8 Coldwell Clo, Kings Stanley	n/a	7 garages to be marketed
23	Adj 9 Coldwell Clo Kings Stanley	n/a	Site to be marketed
24	Adj 70 Coldwell La Kings Stanley	n/a	Site to be marketed
25	Adj 80 Coldwell La Kings Stanley	n/a	Site to be marketed
26	Coldwell La/Clo Kings Stanley	n/a	5 garages to be marketed
27	Adj 58 Coldwell Clo Kings Stanley,	2-3	Site to be marketed
28	Syon Road, Minchinhampton	n/a	Garages to be marketing
29	Adj 16 Box Lane, Minchinhampton	1	Site to be marketed
30	Adj 82-125 Glebe Rd, Minchinhampton	n/a	1 garage to be marketed
31	Adj 3 Glebe Rd, Minchinhampton	n/a	Block garages to be marketed
32	Adj 66 Glebe Rd, Minchinhampton	n/a	3 garages to be marketed
33	Hard space adj Daffodils, Kings Stanley	0	To investigate surplus space
34	Land at Church View, Newport	5	To investigate surplus site
35	Site adj Queens Drive, Cashes Green	3	Ex-garage site. Investigating planning for disposal

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36	Site off Stanton Road, Cashes Green	2	Ex-garage site suitable for residential use. Investigating planning options
37	Hillcrest Road Cashes Green	n/a	Ex-garage site. Investigating planning options.
38	Adj 23-25a Queens Dr, Cashes Green	2	Investigating potential of ex-garage site
39	Site adj 13 St Georges Av Kings Stanley	0	Cleared garage site. To review disposal options
40	Adj 15 and 41 Brimley, Leonard Stanley	2	Garage sites, investigating potential
41	Opp 29 Wesley Road Leonard Stanley	0	Garage site, to market
42	2 sites, Devereaux Crescent Ebley	2	2 garage sites, investigating potential
43	Adj 107 Devereaux Crescent, Ebley	0	Small parcel of garden land, to market
44	Garages off Orchard Rd, Ebley	3	Garage site, investigating potential, to market
45	Adj 11 Queens Drive, Cashes Green	3	Garage site, investigating potential, to market
46	Westrip Place, Cashes Green	0	Garage site, to market
47	Adj 2 Westrip Pl, Cashes Green	2	Garage site, investigating potential, to market

#### **NEW HOMES AND REGENERATION PROGRAMME - DISPOSALS**

	<b>Address</b>	<b>New homes</b>	<b>Progress</b>
48	<i>14 Dozule Clo, Leonard Stanley</i>	<i>n/a</i>	<i>Sold 2016</i>
49	<i>6 Elm Close, Leonard Stanley</i>	<i>n/a</i>	<i>Marketed, under offer</i>
50	<i>13 Daniels Road, Stroud</i>	<i>n/a</i>	<i>Sold October 2016</i>
51	<i>15 Daniels Road, Stroud</i>	<i>n/a</i>	<i>Sold October 2016</i>
52	<i>37 Mason Road, Stroud</i>	<i>n/a</i>	<i>Sale confirmed, contract to refurbish in hand</i>

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**SHELTERED MODERNISATION PROGRAMME - DISPOSALS**

	<b>Address</b>	<b>New homes</b>	<b>Progress</b>
53	26 Ringfield Close	0	Marketed, under offer
54	28 Ringfield Close	0	Marketing
55	Ringfield Clo garages Nailsworth	1-3	2016-2017 soft market tested to 12 RPs. Possible interest from one if site becomes available
56	Dryleaze, Wotton under Edge	tbc	Re-housing residents. Engaging agents to market when vacant

**MISCELLANEOUS DISPOSALS**

	<b>Address</b>	<b>New homes</b>	<b>Progress</b>
57	Queen's Court, Thrupp	tbc	Re-housing tenants. Engaging agents to market when vacant.

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