

SMALL SITES, GARAGES AND DISPOSALS UPDATE

Background

This is Property Services' third update on the disposal programme in line with Committee resolutions to rationalise garages and property assets.

Our priorities are to identify development sites, raise capital receipts and enable new home construction for the widest range of occupiers. The garage stock has to be reduced to help improve the position of the HRA. Right To Buy receipts will be used to help build more affordable homes where practicable. We are reviewing land and buildings for their development potential but sites can also be retained for SDC's own use or marketed. Disposal is by public marketing - with preference to RPs and community groups if appropriate – or redeveloping by SDC if budgets permit.

Each site is unique and will lend itself to a different disposal or development route. This substantial programme of work has been approved by Committee and an officer project team has agreed the assessment process and is consulted on all sites.

Progress

- We have secured receipts from Elm Close, Ringfield Close and land at Painswick. Negotiations are in train on various agreed sales, including Fountain Crescent and Lawnside. Receipts are recorded as a performance indicator and reported to Committee
- We are reviewing over 50 sites for disposal or re-use, working on an area by area basis. In the next 5 years we expect to handle over 200 disposal cases. Progress is heavily influenced by legal issues, consultation, securing possession and assembling sites.
- A second team member is now in post to help manage workloads.
- Architects are preparing feasibility studies for planning permissions on over 20 sites to highlight their value. Marketing will follow.
- We have created a new webpage showing all sites that are being sold and set up a new section with FAQ's and information about the garage project – see www.stroud.gov.uk/land-and-property-for-sale

Summary

The property disposal programme is expanding and will run over 3 – 5 years, generating 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)

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

SECOND TRANCHE SITES

	Address	New homes	Progress
4	<i>Ex- ambulance station, Cam</i>	2-3	<i>Sold July 2016</i>
5	<i>Fountain Crescent, Wotton-U-Edge</i>	22	<i>Sale to Registered Provider. No change, legal work continues.</i>
6	Summersfield Road, Minchinhampton	4	Construction compound closed. Feasibility study underway
7	Garages 26 AshGrove,UptonSLeonards	1-2	Feasibility study underway
8	Garages, The Close, Whitminster	2	Resolved legal issues, Feasibility study underway
9	11/11A May Lane, Dursley	4	Negotiating to secure wider redevelopment

THIRD TRANCHE SITES

	Address	New homes	Progress
10	<i>Garage, Burma Rd, Nailsworth</i>	<i>n/a</i>	<i>Marketed, sale agreed</i>
11	<i>Garages, Tynings Rd, Nailsworth</i>	<i>n/a</i>	<i>Marketed, sale agreed</i>
12	<i>Garages Newmarket Rd, Nailsworth</i>	<i>n/a</i>	<i>Demolished and used to extend public car park</i>

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13	Garages, Court View, France Lynch	n/a	Marketing
14	Garages, White Horse La, Painswick	n/a	Resolving legal issues. Agents appointed to market.
15	Land at Gyde Rd, Painswick	n/a	Surplus garden land. Retain for longer term disposal
16	Garages, Upper Washwell, Painswick	n/a	Feasibility study underway
17	Garages, Ashwell, Painswick	n/a	Various garage sales
18	Garage site, Church Close, Cranham	1	Feasibility study underway
19	Adj 59 Woodland Gr, UptonSLeonards	2	Feasibility study underway
20	Adj 15 Ash Grove, Upton S Leonards	2	Feasibility study underway
21	Adj 7 Coldwell Close, Kings Stanley	n/a	Resolving legal issues. Agents appointed to market.
22	Adj 8 Coldwell Clo, Kings Stanley	n/a	Resolving legal issues. Agents appointed to market.
23	Adj 9 Coldwell Clo Kings Stanley	n/a	Marketed, sale agreed
24	Adj 70 Coldwell La Kings Stanley	n/a	Resolving legal issues. Agents appointed to market.
25	Adj 80 Coldwell La Kings Stanley	n/a	Resolving legal issues. Agents appointed to market.
26	Coldwell La/Clo Kings Stanley	n/a	Resolving legal issues. Agents appointed to market.
27	Adj 58 Coldwell Clo Kings Stanley,	2-3	Feasibility study underway
28	Syon Road, Minchinhampton	n/a	Feasibility study underway
29	Adj 16 Box Lane, Minchinhampton	1	Resolving legal issues. Agents appointed to market.
30	Adj 82 Glebe Rd, Minchinhampton	n/a	Marketed, sale agreed
31	Adj 3 Glebe Rd, Minchinhampton	n/a	Resolving legal issues. Agents appointed to market.
32	Adj 66 Glebe Rd, Minchinhampton	n/a	Resolving legal issues. Agents appointed to market.
33	Hard space adj Daffodils, Kings Stanley	0	Feasibility study underway
34	Land at Church View, Newport	5	Feasibility study underway
35	Site adj Queens Drive, Cashes Green	3	Feasibility study underway
36	Site off Stanton Road, Cashes Green	2	Feasibility study underway
37	Hillcrest Road Cashes Green	n/a	Feasibility study underway

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38	Adj 23-25a Queens Dr, Cashes Green	2	Feasibility study underway
39	Site adj 13 St Georges Av Kings Stanley	0	Cleared garage site. To review disposal options
40	Garages 15 Brimley, Leonard Stanley	1	Feasibility study underway
41	Garages 41 Brimley, Leonard Stanley	2	Feasibility study underway
42	Wesley Road Leonard Stanley	0	Feasibility study underway
43	11a Devereaux Cres, Ebley	2	Feasibility study underway
44	39-41 Devereaux Crescent Ebley	2	Feasibility study underway
45	Adj 107 Devereaux Crescent, Ebley	0	Small parcel of garden land, to market
46	Garages off Orchard Rd, Ebley	3	Garage site, investigating potential, to market
47	Adj 11 Queens Drive, Cashes Green	3	Garage site, investigating potential, to market
48	Westrip Place, Cashes Green	0	Garage site, to market
49	Adj 2 Westrip Pl, Cashes Green	2	Garage site, investigating potential, to market
50	Garages Mount Pleasant, WottonUEdge	2	Marketing

NEW HOMES AND REGENERATION PROGRAMME - DISPOSALS

	Address	New homes	Progress
51	<i>14 Dozule Clo, Leonard Stanley</i>	<i>n/a</i>	<i>Sold 2016</i>
52	<i>6 Elm Close, Leonard Stanley</i>	<i>n/a</i>	<i>Sold 2017</i>
53	<i>13 Daniels Road, Stroud</i>	<i>n/a</i>	<i>Sold 2016</i>
54	<i>15 Daniels Road, Stroud</i>	<i>n/a</i>	<i>Sold 2016</i>
55	<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

	Address	New homes	Progress
56	<i>26 Ringfield Close</i>	<i>0</i>	<i>Sold 2017</i>
57	<i>28 Ringfield Close</i>	<i>0</i>	<i>Sold 2017</i>
58	<i>Ringfield Clo garages Nailsworth</i>	<i>0</i>	<i>Soft market tested with 12 RPs. Interest if site becomes available</i>
59	Dryleaze, Wotton under Edge	tbc	Re-housing residents. Potential SDC new build site.

MISCELLANEOUS DISPOSALS

	Address	New homes	Progress
60	Queen's Court, Thrupp	tbc	Agents engaged. Early alert to RTs prior to marketing once vacant.
61	<i>Land rights, Chelt Road, Painswick</i>	<i>n/a</i>	<i>Completed 2017</i>

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