

**FINANCE & PERFORMANCE SCRUTINY COMMITTEE - TUESDAY, 12
SEPTEMBER 2023**

**Report of the Head of Strategic Housing
Lead Member: Executive Member for Public and Private Sector Housing**

Part A

COUNCIL ASSETS UPDATE

Purpose of Report

At its meeting on 27th June 2023 the Committee requested:

An update regarding the position of the Council in relation to managing its garage assets and related housing stock issues to be considered at its meeting scheduled on 12th September 2023.

This report provides that update.

Recommendation

That the Committee consider and note the update.

Reason

To note the Committee's consideration of the update.

Policy Justification and Previous Decisions

Both the Council's Housing Revenue Account Asset Management Strategy and the Corporate Business Plan 2023/24 set out an action to develop an Asset Management Strategy for Garage Sites.

Implementation Timetable including Future Decisions

The Garage Site Asset Management Strategy is expected to be finalised this financial year.

Report Implications

Financial Implications

Not applicable.

Risk Management

Not applicable.

Equality and Diversity

Not applicable.

Climate Change and Carbon Impact

Not applicable.

Crime and Disorder

Not applicable.

Wards Affected

Not applicable.

Publicity Arrangements

Not applicable.

Consultations

Not applicable.

Links to the Corporate Strategy

Caring for the Environment	No
Healthy Communities	Yes
A Thriving Economy	No
Your Council	Yes

Background Papers:

Cabinet March 2023 Item 7 – HRA Asset Management Strategy

Available at:

<https://charnwood.moderngov.co.uk/documents/g735/Public%20reports%20pack%2009th-Mar-2023%2018.00%20Cabinet.pdf?T=10>

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Part B

1. Background

Development has already taken place at some garage sites over the years. The remaining sites have constraints, particularly around accesses which are very narrow.

Some preliminary work to develop the Council's approach to the management of these remaining garage and parking sites has been undertaken. A draft Garage Site Review document can be found at Appendix 1.

Subject to figures being updated to reflect the current position, this work provides a reasonable foundation for development of a strategy to make best use of the sites.

2. Development of the strategy

Additional consideration needs to be given to:

- The value of sites, and consideration of disposal.
- On the ground condition surveys have not yet been undertaken. The condition of sites will have a bearing on costs and therefore decision making.
- The mechanism/s for delivery of new housing where appropriate.

3. Capacity to develop and deliver the strategy

Progress in taking the work forward has been compromised by recruitment challenges around the Housing Strategy and Support Manager post.

An interim has now been appointed to take the work forward, and to support redesign of the Housing Strategy and Support Manager post, likely with a more refined scope focussing on housing development.

Appendices

Appendix 1 - Draft Garage Site Review