

Garage Site review

COUNCIL HOUSING SITES WITH GARAGES AVAILABLE FOR RENT

This report considers the potential for redeveloping Council owned garage sites for housing to meet local need across the Borough.

Introduction

The Council owns 64 garage sites across the Borough. This review is based on a desktop study including an initial high-level assessment by Planning Services to provide a steer of those sites that have the potential for redevelopment for housing.

The redevelopment of garage sites tends to be small and expensive and often have restricted access to the sites. This review considers sites with the potential for building 4 or more properties on them.

Overview

Summary of garage sites across the Borough

Location	Number of Garage Sites	Number of Garages	Number Allocated (as at 31st March 2019)	Number Void (as at 31st March 2019)
Anstey	4	77	61	16
Barrow upon Soar	5	66	51	15
Birstall	2	64	39	25
Burton on the Wolds	1	5	3	2
Hathern	1	5	5	0
Loughborough	26	371	245	126
Mountsorrel	3	19	15	4
Queniborough	1	4	3	1
Quorn	1	4	3	1
Rearsby	1	6	4	2
Rothley	3	16	15	1
Seagrave	1	19	19	0
Shepshed	2	7	7	0
Sileby	3	38	22	16
Syston	5	82	55	27



Thurmaston	2	4	4	0
Woodhouse Eaves	2	33	22	11
Wymeswold	1	3	3	0
Total	64	823	588	235

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Ashfield Drive, Anstey

There are 33 garages on this site of which 31 are allocated. Of the 2 unallocated garages, 1 requires major repairs and 1 is void pending repairs.

For 2018/2019, the gross annual income was £13,274 and the rent charged was £12,092 resulting in 9% void loss income.

Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
2	21	10

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
13	11	2

Planning Comment

The site is located within a predominantly residential area but is adjacent to commercial uses, which could give rise to amenity issues. It is in an archaeological zone, on the edge of a conservation area within close proximity to a listed building. If the site is proposed for development its potential impact on heritage assets and its relationship to nearby commercial activities will need to be carefully considered and this may require design solutions that limit the potential capacity of the site. It is recommended that the views of the Highway Authority are sought on the access arrangements as part of further investigation. Removal of the garages is not considered to have a significant impact on parking in the area.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply of services for gas, water, electricity and other supply services. No further Right to Access is documented on the Title.

Asbestos Risk of the Existing Garages

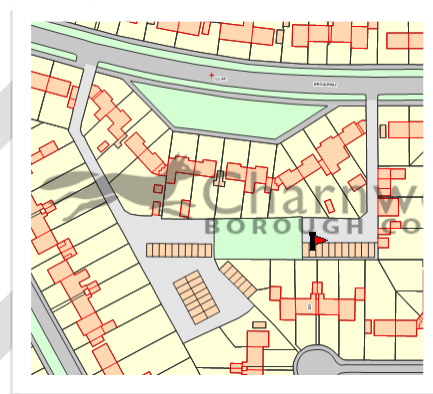
Material risk considered very low. Recommendation is to remove the damp proof course, roof felt and putty/mastic to door frames. Costs are not available.

Potential for Development

The site has potential for **4-6** 2 bed houses.

Recommendation

It is recommended that the garages on this site are brought up to a Lettable Standard on the basis that there are only 2 garages void and 13 applicants interested in renting a garage on this site.



Broadway, Loughborough

There are 41 garages on this site of which 19 are allocated. Of the 22 unallocated garages, 7 require major repairs, 11 are used for storing unclaimed former tenant possessions, 3 are void pending repairs and 1 is available for renting.

For 2018/2019, the gross annual income was £16,492 and the rent charged was £8,229 resulting in 50% void loss income.

Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
22	14	5

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
9	9	0

Planning Comment

The site is split into 2 parts by an area of incidental open space that is overgrown with shrubbery. Each part is accessed by a single narrow access road. The open space area is owned by the Council and, subject to an ecological survey confirming there are no barriers to development that cannot be acceptably mitigated, it could form a part of a wider development site linking the two garage courts together. This would provide two access/egress points to the site. It is recommended that the views of the Highway Authority are sought on the access



arrangements as part of further investigation. Removal of the garages is not considered to have a significant impact on parking in the area.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply of services for gas, water, electricity and other supply services. No further Right to Access is documented on the Title.

Asbestos Risk of the Existing Garages

Material risk considered very low. Recommendation is to remove the cement roofs including the edging, putty/mastic to the wall joints and door frames. Costs are not available.

Potential for Development

The site has potential for **6-8** 2 bed houses if the shrubbery area is included.

Recommendation

It is recommended that this site be considered for redevelopment on the basis that 22 of the garages are void and there is not a demand for 41 garages on this site.

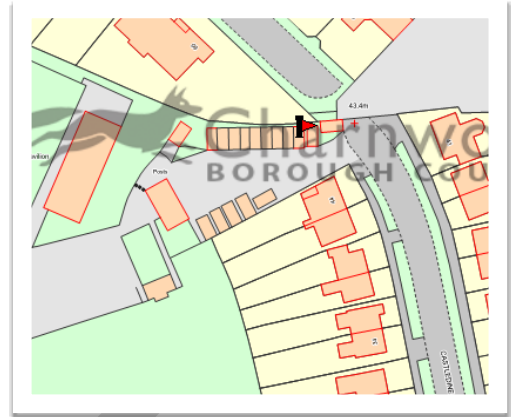
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Castledine Street Extension, Loughborough

There are 9 garages on this site of which 9 are allocated.

For 2018/2019, the gross annual income was £3,620 and the rent charged was £3,562 resulting in 2% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
0	5	4

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
1	1	0

Planning Comment

No areas of concern have been identified that may affect the redevelopment of this site for housing. The design of dwellings will need to ensure that amenity of neighbours is not adversely affected and that a satisfactory living environment is achieved. Removal of the garages may have an impact on parking in the area given current occupancy levels and this may be an issue given the grammar school benefits from a rear access on to Castledine Street. Advice should be sought from the Highway Authority.

Legal Rights of Access to the Site

No Rights of Access are noted on the Title Deed.

Asbestos Risk of the Existing Garages

Material risk considered low to very low. Recommendation is for cement ridge tiles to be managed through regular monitoring and for cement guttering, fillet strips to walls and cement capping to be removed. Costs are not available.

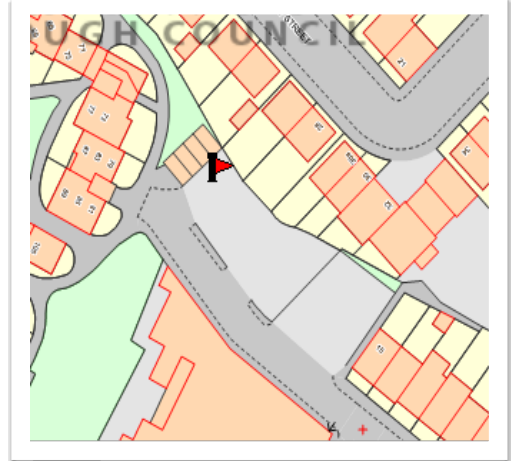
Potential for Development

The site has potential for 4 2 bed houses.

Recommendation

It is recommended that this site be retained as a garage site on the basis that the garages are all allocated and there are 8 applicants interested in renting a garage on this site.





Chapman Street, Loughborough (off Freehold Street)

There are 4 garages on this site of which 2 are allocated. Of the 2 unallocated garages, 1 is void pending repairs and 1 is used for storing unclaimed former tenant possessions.

For 2018/2019, the gross annual income was £1,609 and the rent charged was £804 resulting in 50% void loss income.

Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
2	0	2

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
15	13	2

Planning Comment

The site is within a predominantly residential area but is adjacent to Taylors Bell Foundry, which is a listed building. There are 4 garages on site but the open area is used for informal car parking by residents and employees/visitors to the Foundry. The site has some potential for residential development but design will be important given nearby heritage assets. A bespoke design solution may be necessary and to integrate parking at ground floor level. The site may have enhanced development potential if land to the southwest is included; however, it is difficult to see how a scheme could be devised on this additional land without adversely affecting the setting of the Foundry and reducing the visual and residential amenity of the Chapman Street Estate. Removal of the garages is not considered to have a significant impact on parking in the area of itself, although the loss of the surface parking area may lead to impacts on surrounding streets. Loss of parking in the area will need to be carefully considered as part of the planning process.

Legal Rights of Access to the Site



The Title Deed includes Right of Access for the supply of services for gas, water, electricity and other supply services. No further Right to Access is documented on the Title.

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Asbestos Risk of the Existing Garages

Material risk considered very low. Recommendation is to remove the cement roof and putty/mastic to the joints. Costs are not available.

Potential for Development

The site has potential for **4** 1 bed flats.

Recommendation

It is recommended that the garages on this site be brought up to a Lettable Standard on the basis that there are currently only 2 garages void and 11 applicants interested in renting a garage on this site.

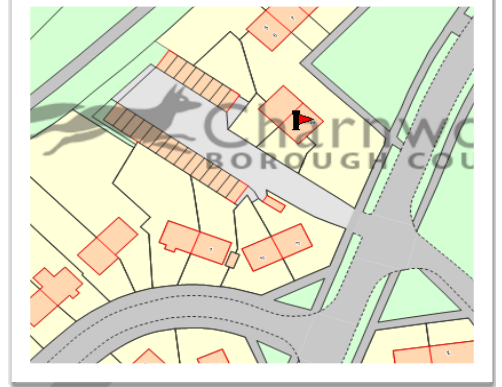
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Garendon Green/Blackbrook Road, Loughborough

There are 23 garages on this site of which 17 are allocated. Of the 6 unallocated garages, 1 requires major repairs and 5 are void pending repairs.

For 2018/2019, the gross annual income was £9,252 and the rent charged was £6,503 resulting in 30% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
6	9	8

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
16	15	1

Planning Comment

This is an established residential area. No areas of concern have been identified that may affect the redevelopment of this site for housing. The design of dwellings will need to ensure that amenity of neighbours is not adversely affected and that a satisfactory living environment is achieved. It is advised to speak to the Highway Authority to ensure the access can meet their standards. Removal of the garages will have minimal impact on parking in the area.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply of services for gas, water, electricity and other supply services. No further Right to Access is documented on the Title.

Asbestos Risk of the Existing Garages

Material risk considered low to medium. Recommendation is for cement ridge tiles to be managed through regular monitoring and cement downpipes, cement to cappings and gable walls, putty/mastic to door frames are removed. Costs are not available.

Potential for Development

The site has potential for 4 2 bed houses.

Recommendation

It is recommended that the garages on this site be brought up to a Lettable Standard on the basis that there are only 7 garages void and 17 applicants interested in renting a garage on this site.



Manor Road, Loughborough

There are 25 garages on this site of which 7 are allocated. Of the 18 unallocated garages, 9 require major repairs, 6 are void pending repairs and 3 are used for storing unclaimed former tenant possessions.

For 2018/2019, the gross annual income was £10,056 and the rent charged was £2,866 resulting in 72% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
17	5	2

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
8	8	0

Planning Comment

The site is within an established residential area and backs on to the recent Grange Park development. Access to the site may need widening to provide for traffic and pedestrian footpath and the advice of the Highway Authority should be sought. Removal of the garages will have minimal impact on parking in the area.

Legal Rights of Access to the Site

The Council owns land occupied by the hedge north of the site and land at the rear of 126 Manor Road. The Title Deed includes Right of Access for the supply of services for gas, water, electricity and other supply services.

No further Right to Access is documented on the Title.

Asbestos Risk of the Existing Garages

Details not available.

Potential for Development

The site has potential for **6-8** 2 bed houses subject to the access road being widened.

Recommendation

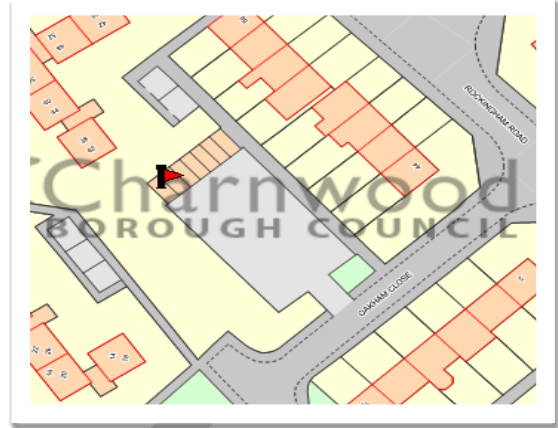
It is recommended that this site be considered for redevelopment on the basis that 17 of the garages are void and there is not a demand for 25 garages on this site.



Oakham Close, Loughborough

There are 7 garages on this site of which 2 are allocated. Of the 2 unallocated garages, 1 requires major repairs and 1 is ready to let.

For 2018/2019, the gross annual income was £2,816 and the rent charged was £2,413 resulting in 14% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
2	2	3

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
10	10	0

Planning Comment

The site is within an established residential area of low density properties. There may be scope to assemble a larger site subject to further investigation and a feasibility study. The site is located in a Flood Zone 2. The granting of planning permission would be subject to passing the Flood Zone Sequential and the Exception Test. The design of dwellings will need to ensure that amenity of neighbours is not adversely affected and that a satisfactory living environment is achieved. Regards will need to be given to the adjacent public open space. Removal of the garages will have minimal impact on parking in the area.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply of services for gas, water, electricity and other supply services. No further Right to Access is documented on the Title.

Asbestos Risk of the Existing Garages

Material risk considered very low. Recommendation is for cement roof sheets to be removed. Costs are not available.

Potential for Development

The site has potential for **4** 2 bed houses

Recommendation

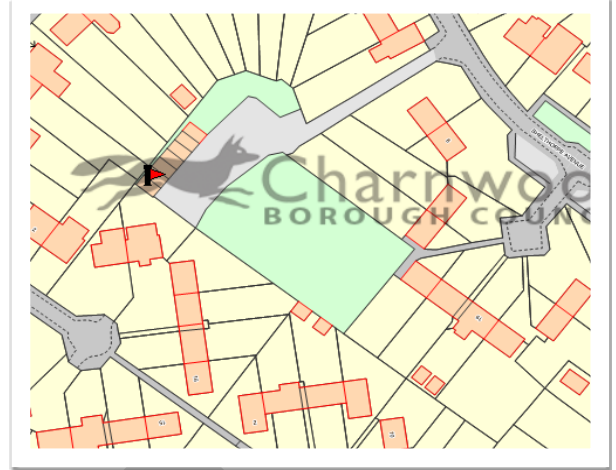
It is recommended that this site be retained as a garage site on the basis that there is only 1 garage void and 9 applicants interested in renting a garage on this site.



Shelthorpe Avenue, Loughborough

There are 7 garages on this site of which none are allocated. Of the 7 unallocated garages, 6 require major repairs and 1 is used for storing unclaimed former tenant possessions.

For 2018/2019, the gross annual income was £2,816 and the rent charged was £0 resulting in 100% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
7	0	0

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
0	0	1

Planning Comment

This site is surrounded by residential development. There are 2 trees on site with Tree Preservation Orders, which will need to be retained. It is understood the Council owns the shrubbery area adjoining to the southeast of the site. If this land is included, it will increase the potential development yield. The design of dwellings will need to ensure that amenity of neighbours is not adversely affected and that a satisfactory living environment is achieved. Removal of the garages will have minimal impact on parking in the area.

Legal Rights of Access to the Site

No Rights of Access are noted on the Title Deed.

Asbestos Risk of the Existing Garages

Material risk considered very low to low. Recommendation is for the roof felt to be removed. Costs are not available.

Potential for Development

The site has potential for 9 2 bed houses if the shrubbery area to the southeast is included.

Recommendation

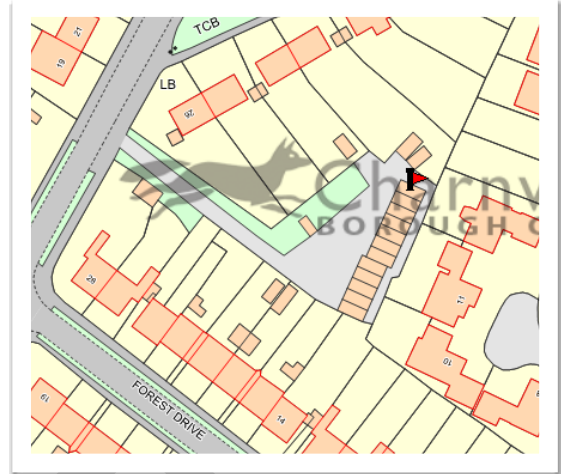
It is recommended that this site be considered for redevelopment on the basis that all of the garages are void and there is not a demand for 7 garages on this site.



Greedon Rise,

There are 24 garages on this site of which 8 are allocated. Of the 16 unallocated garages, 13 require major repairs, 2 are void pending repairs and 1 is used for storing unclaimed former tenant possessions.

For 2018/2019, the gross annual income was £9,775 and the rent charged was £3,535 resulting in 64% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
16	6	2

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
9	6	3

Planning Comment

The site is surrounded by dwellings in an established residential area of Sileby. The design of dwellings will need to ensure that amenity of neighbours is not adversely affected and that a satisfactory living environment is achieved. No areas of concern have been identified that may affect the redevelopment of this site for housing. Removal of the garages may have minimal impact on parking in the area.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply of services for gas, water, electricity and other supply services. No further Right of Access is documented on the Title.

Asbestos Risk of the Existing Garages

Material risk considered very low to low. Recommendation is for cement ridge tiles to be managed through regular monitoring and for cement down pipe, cement to roof capping and walls, putty/mastic around doors frames to be removed. Costs are not available.

Potential for Development

The site has potential for **4** 2 bed houses.

Recommendation

It is recommended that this site be considered for redevelopment on the basis that 16 of the garages are void and there is not a demand for 24 garages on this site.

review garage sites

(25th July 2019)



Homefield Road, Sileby

There are 12 garages on this site all 12 are allocated.

For 2018/2019, the gross annual income was £4,827 and the rent charged was £4,827 resulting in 0% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
0	11	1

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
9	6	3

Planning Comment

The site is surrounded by dwellings in an established residential area. The design of dwellings will need to ensure that amenity of neighbours is not adversely affected and that a satisfactory living environment is achieved. Regards will need to be given to a substation located on the edge of the site and the adjacent public open space and the trees set within. Removal of the garages may have minimal impact on parking in the area.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply of services for gas, water, electricity and other supply services. No further Right to Access is documented on the Title.

Asbestos Risk of the Existing Garages

Details are not available.

Potential for Development

The site has potential for **4-5** 2 bed houses.

Recommendation

It is recommended that this site be retained as a garage site on the basis that the garages are currently all let and there are 9 applicants interested in renting a garage on this site.



Bird Hill Road, Woodhouse Eaves

There are 21 garages on this site of which 11 are allocated. Of the 10 unallocated garages, 6 require major repairs, 2 are void pending repairs, 1 is ready to let and 1 is used for storing unclaimed former tenant possessions.

For 2018/2019, the gross annual income was £8,447 and the rent charged was £5,229 resulting in 38% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
10	12	1

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
13	12	1

Planning Comment

The site is within an established residential area surrounded by residential development with Allotments to the east. The site is adjacent to the conservation area and there is a Tree Preservation Order on a tree in the southern corner. The design and layout of the site will need to carefully consider the setting of the conservation area. The design of dwellings will need to ensure that amenity of neighbours is not adversely affected and that a satisfactory living environment is achieved. The allotments are currently protected in the saved local plan. Removal of the garages will have minimal impact on parking in the area.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply services for gas, water, electricity and other supply service. There is a Right of Access for the purposes of repairing, renewing and maintaining the buildings erected on the adjoining land. The Title holds a restriction that prevents any building on the land being used as a hotel, public house, licensed club wine or beer shop or any building used for the sale of intoxicating liquors.



Asbestos Risk of the Existing Garages

Material risk considered very low. Recommendation is for the damp proof course and for remnants of bituminous product to the walls to be removed. Costs are not available.

Potential for Development

The site has potential for **4** 1 bed bungalows.

Recommendation

It is recommended that the garages on this site be brought up to a Lettable Standard on the basis that there are 20 applicants interested in renting a garage on this site.

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McCarthy Road, Shepshed

This garage site is split into 2 areas.

There are 6 garages and 2 parking plots rented on the north site adjacent to 33 McCarthy Road. There are no garages and 2 parking plots rented on the site adjacent to 25 McCarthy Road.

For 2018/2019, the gross annual income was £2,416 and the rent charged was £2,416 resulting in no void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
0	3	3

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
10	9	1

Planning Comment

The sites are within an established residential area. There is potential for 2 bungalows on each site. However, access to the site is restricted and this may be an issue. Additionally, consideration may need to be given to the loss of the garages, as the surrounding streets are narrow and not ideal for on street parking. Advice from the Highway Authority is advised. The central green area is designated Public Open Space and cannot be used for parking. It may be possible to mitigate the loss of the garages by developing 1 of the sites and using the other for parking.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply services for gas, water, electricity and other supply service.

Asbestos Risk of the Existing Garages

Material risk considered very low to low. Recommendation is for cement ridge tiles to be managed through regular monitoring and for cement roof and wall panels to be removed. Costs are not available.

Potential for Development

The site has potential for **4** 1 bed bungalows.

Recommendation

It is recommended that the site adjacent 25 McCarthy Road be considered for redevelopment and additional parking spaces are provided on the other site.



Alan Moss Crescent, Loughborough

There are 26 garages on this site of which 21 are allocated. Of the 5 unallocated garages, 4 require major repairs, 1 is void pending repairs.

For 2018/2019, the gross annual income was £10,458 and the rent charged was £8,447 resulting in 19% void loss income.



Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
5	17	4

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
19	18	1

Planning Comment

The site is located outside of, but on the edge of the Flood Zone and there is potential Right of Access to the adjacent properties. The design of dwellings will need to ensure that amenity of neighbours is not adversely affected and that a satisfactory living environment is achieved.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply services for gas, water, electricity and other supply service.

Asbestos Risk of the Existing Garages

Material risk considered very low to low. Recommendation is for cement ridge tiles to be managed through regular monitoring and for the putty and mastic around the doors and cement roofs to be removed. Costs are not available.

Potential for Development

The site has potential for 2 2 bed houses.

Recommendation

It is recommended that the garages on this site be brought up to a Lettable Standard on the basis that there are 5 garages void and 16 applicants interested in renting a garage on this site.





Gloucester Avenue, Syston

There are 64 garages on this site of which 41 are allocated. Of the 25 unallocated garages, 7 are used for storing unclaimed former tenant possessions, 12 require major repairs, and 6 are void pending repairs.

For 2018/2019, the gross annual income was £25,743 and the rent charged was £16,701 resulting in 35% void loss income.

Tenancy Type as at 25th July 2019

Unallocated	Private Tenant	Council Tenants
25	28	13

Garage Waiting List as at 25th July 2019

Number of Applicants	Private Tenant	Council Tenants
7	7	0

Planning Comment

Planning consider this site to be too narrow for housing.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply services for gas, water, electricity and other supply service.

Asbestos Risk of the Existing Garages

Material risk considered very low. Recommendation is for putty and mastic around the doors to be removed. Costs are not available.

Potential for Development



The site does not have potential for redeveloping for housing.

Recommendation

It is recommended that the garages on this site are brought up to a Lettable Standard on the basis that there are 22 garages void and 19 applicants interested in renting a garage on this site and the site does not have the potential to be developed for housing.

Garage Sites recommended for Development

Location	Potential Number of Homes
Broadway, Loughborough	6-8
Shelthorpe Avenue, Loughborough	6-8
Manor Road, Loughborough	4
Greedon Rise, Sileby	4
McCarthy Road, Shepshed	2
Total	22-26

Next Steps

Actions	Completion Date
Stage 1 Review of the HRA Garage Sites	
Garage Review to be forwarded to Head of Landlord Services to agree the sites to be taken forward for development	November 2019
Garage use definition to be agreed with Head of Landlord Services	December 2019
Garage Allocation Policy to be reviewed by the Housing Needs Manager	January 2020
Landlord Services to review Rent Charge Policy and Tenancy Agreement for Garages	January 2020



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COUNCIL HOUSING SITES PARKING SPACES AVAILABLE FOR RENT

This section considers the potential for redeveloping Council owned parking spaces for housing to meet local need across the Borough.

Introduction

The Council owns 6 sites across the Borough where by residents can pay to park a vehicle on part of the site. This review is based on a desktop study, an initial high level assessment by Planning Services to provide a steer of the sites that have the potential for redevelopment for housing.

The redevelopment of garage sites tends to be small and expensive and often have restricted access to the sites. This review considers sites with the potential for building 4 or more properties on them.

Overview

There are 6 former garage sites with only plots available to rent across the Borough whereby a resident can rent a plot to park a vehicle.

Summary of vacant garage sites across the Borough

Location	Number of Allocated plots (as at 6th August 2019)
Bramley Road, Birstall	9
Grey Crescent, Newtown Linford	11
Burgin Road, Anstey	10
The Stiles, Syston	17
Churchgate, Loughborough	2
Hawcliffe Road, Mountsorrel	1
Total	50

Churchgate and Hawcliffe Road sites are too small for development.



Bramley Road, Birstall (access off Lambourne Road)

There are 29 plots on this site of which 9 plots are allocated.

For 2018/2019, the gross annual income was £1,740 and the rent charged was £540 resulting in 69% void loss income.

Tenancy Type as at 6th August 2019



Allocated	Private Tenants	Council Tenants
9	8	1

Planning Comment

The site is situated in an area defined by low density linear development. Residential development of this site could lead to fragmentation of this linear pattern; however, its impact on the character of the area could be mitigated by small scale development (bungalows).

Bungalows would ensure any proposal accords with the Leading in Design SPD, which requires at least 12.5m from rear elevation windows that serve habitable rooms, to windowless 2 storey flank elevations. Advice from the highway authority should be sought to ensure there is sufficient width for access/egress. Many of the surrounding properties now benefit from off-street parking following the hard surfacing of front gardens. For this reason, it is not considered that the loss of the garage site would have a severe impact on highway safety through loss of parking.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply services for gas, water, electricity and other supply service.

Potential for Development

The site has potential for **2 to 4** 1 bed bungalows.

Recommendation

It is recommended that this site be considered for redevelopment on the basis that there are 29 plots and only 9 are allocated.



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Grey Crescent, Newtown Linford

There are 12 plots on this site of which 11 plots are allocated.

For 2018/2019, the gross annual income was £720 and the rent charged was £660 resulting in 8% void loss income.

Tenancy Type as at 6th August 2019



Allocated	Private Tenants	Council Tenants
11	11	0

Planning Comment

The site is accessed via a narrow track to the side of 47 Grey Crescent and located adjacent to an area of public open space, laid out for use as a children's play area with equipment. The land slopes up steeply in a northerly direction and as such the site level is approximately 2m higher than the neighbouring properties on Grey Crescent. The design would need to ensure there was no overbearing to neighbouring properties. The site is also very narrow and it is unclear how or where vehicles could turn within the site to exit in a forward gear. The site is constrained by its location adjacent to the conservation area boundary and within the setting of a listed building at 57-59 Main Street. This site is also within an archaeological alert zone. Any development would therefore need to ensure no harm to heritage assets. The site is in close proximity to protected ecological sites. Any development would therefore need to ensure no net loss of biodiversity. The site is constrained but could be developed, subject to adequate mitigation and high quality design. Advice from the Highway authority should be sought with regards to the suitability of the access. Grey Crescent is constrained by restricted on street parking - the development of the site could result in the loss of parking for existing residents thus causing highway safety concerns

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply services for gas, water, electricity and other supply service.

Potential for Development

Site constraints are likely to make it challenging to develop for housing.



Recommendation

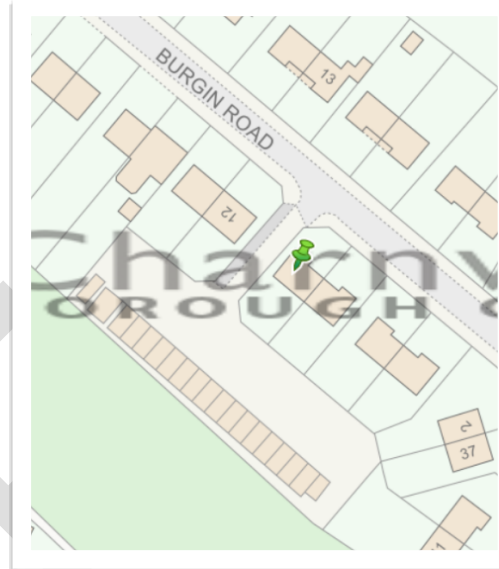
It is recommended that this site not be redeveloped on the basis that 11 of the 12 plots are allocated and site constraints are likely to make it challenging to redevelop.

Burgin Road, Anstey

There are 19 plots on this site of which 10 plots are allocated.

For 2018/2019, the gross annual income was £1,140 and the rent charged was £660 resulting in 42% void loss income.

Tenancy Type as at 6th August 2019



Allocated	Private Tenants	Council Tenants
10	10	0

Planning Comment

The site is accessed via a narrow single width road in close proximity to the neighbouring properties, which could give rise to amenity concerns. The land rises to the west therefore the level of adjacent properties are set higher/lower than the access road and both properties do not feature side elevation windows, and could mitigate noise/vibration from passing vehicles. The locality is defined by bungalows; any proposal should respect the scale of surrounding properties. The loss of garaging/parking would not appear to have an unacceptable impact on highway safety as surrounding properties have created on plot parking.

Legal Rights of Access to the Site

The Title Deed includes Right of Access for the supply services for gas, water, electricity and other supply service.

Potential for Development

The site has potential for **2 to 4** 1 bed bungalows.

Recommendation

It is recommended that this site be considered for redevelopment on the basis that there are 19 plots and only 10 are allocated.



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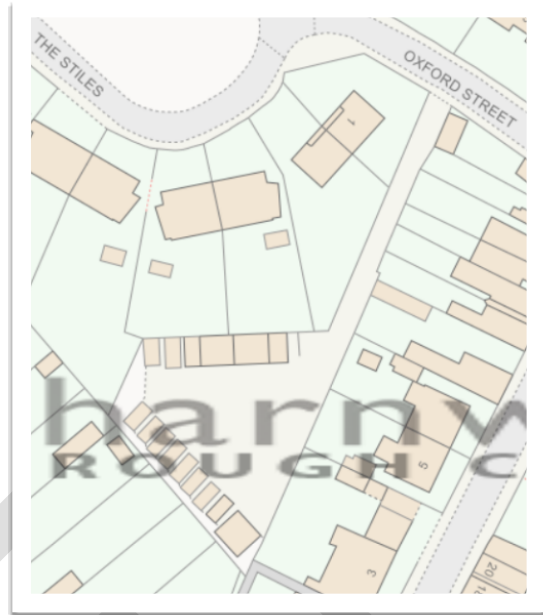


The Stiles, Syston

There are 19 plots on this site of which 17 plots are allocated.

For 2018/2019, the gross annual income was £1,140 and the rent charged was £1,020 resulting in 11% void loss income.

Tenancy Type as at 6th August 2019



Allocated	Private Tenants	Council Tenants
17	16	1

Planning Comment

The site is constrained by a long narrow access, which is in very close proximity to surrounding properties and could give rise to amenity concerns. The site is enclosed by surrounding properties and shaped in a way that could result in a poor standard of amenity for future occupiers with limited outlook if not designed appropriately. The loss of garaging/parking would not appear to have an unacceptable impact on highway safety as existing properties have created alternative on plot parking

Legal Rights of Access to the Site

There are no Right of Access referred to on the Title Deed.

Potential for Development

The site has potential for **2** 2 bed houses.

Recommendation

It is recommended that this site not be redeveloped on the basis that 19 of the 17 plots are allocated and site constraints are likely to make it challenging to redevelop.



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Parking Sites recommended for Development

Location	Potential Number of Homes
Bramley Road, Birstall (access off Lambourne Road)	2 - 4
Burgin Road, Anstey	2 - 4
Total	4 - 8

Summary of the HRA Garages

Parish	Address	Total Number of Garages	Number of Garages Allocated	Number of Garages Void Total	Gross Rental Income 2018/19	Rental Income Received 2018/19	Void Loss Rental Income 2018/19	% of void Loss Income
Anstey	Ashfield Drive	33	31	2	£13,274	£12,092	£1,182	9%
Anstey	Charnwood Road	37	24	13	£14,883	£9,654	£5,229	35%
Anstey	Church Lane	5	4	1	£2,011	£1,609	£402	20%
Anstey	Martin Court	2	2	0	£804	£402	£402	50%
Barrow	Bryan Close	14	13	1	£5,631	£5,028	£603	11%
Barrow	Grasmere Close	12	9	3	£4,827	£3,310	£1,517	31%
Barrow	Grays Court	2	2	0	£804	£637	£168	21%
Barrow	Huston Close	24	20	4	£9,654	£7,944	£1,710	18%
Barrow	Newton Close	14	7	7	£5,631	£3,168	£2,464	44%
Birstall	Wanlip Lane	47	26	21	£18,905	£10,777	£8,129	43%
Birstall	Windmill Avenue	17	13	4	£6,838	£5,078	£1,760	26%
Burton on the Wolds	Seymour Road	5	3	2	£2,011	£1,291	£721	36%
Hathern	The Green	5	5	0	£2,011	£2,011	£0	0%
Loughborough	Alan Moss Crescent	26	21	5	£10,458	£8,447	£2,011	19%
Loughborough	Alan Moss Road	14	11	3	£5,631	£4,215	£1,416	25%
Loughborough	Blackbrook Road	14	13	1	£5,631	£4,994	£637	11%
Loughborough	Broadway	41	18	23	£16,492	£8,229	£8,263	50%
Loughborough	Browning Road	6	2	4	£2,528	£804	£1,724	68%
Loughborough	Castledine St Ext	9	8	1	£3,620	£3,562	£59	2%
Loughborough	Chapman Street	4	2	2	£1,609	£804	£804	50%
Loughborough	Durham Road	9	8	1	£3,620	£3,218	£402	11%
Loughborough	Empress Road	17	4	13	£5,631	£1,994	£4,743	84%
Loughborough	Factory Street	5	4	1	£2,011	£1,969	£42	2%
Loughborough	Fielding Court	7	2	5	£2,816	£561	£2,254	80%
Loughborough	Forest Road	1	1	0	£557	£557	£0	0%
Loughborough	Garendon Green	23	17	6	£9,252	£6,503	£2,749	30%



Loughborough	Hume Street	4	4	0	£1,609	£1,425	£184	11%
Loughborough	Manor Road	25	7	18	£10,056	£2,866	£7,190	72%
Loughborough	Maple Road	23	19	4	£9,252	£7,919	£1,332	14%
Loughborough	Moirra Street	7	5	2	£2,816	£2,011	£804	29%
Loughborough	Oakham Close	7	4	3	£2,816	£2,413	£402	14%
Loughborough	Park Road	6	5	1	£2,413	£2,011	£402	17%
Loughborough	Poplar Road	14	7	7	£5,631	£1,844	£3,788	67%
Loughborough	Rockingham Road	10	10	0	£4,022	£4,022	£0	0%
Loughborough	Rutland Street	39	27	12	£15,687	£10,877	£4,810	31%
Loughborough	Shelthorpe Avenue	7	0	7	£2,816	£0	£2,816	100%
Loughborough	Thorpe Acre Road	7	5	2	£2,816	£2,011	£804	29%
Loughborough	Tuckers Road	28	26	2	£11,263	£10,240	£1,022	9%
Loughborough	Windsor Road	18	15	3	£7,240	£5,765	£1,475	20%
Mountsorrel	Leicester Road	8	7	1	£3,218	£3,218	£0	0%
Mountsorrel	Marsh Road	9	6	3	£3,620	£2,237	£1,383	38%
Mountsorrel	Sorrel Court	2	2	0	£804	£804	£0	0%
Queniborough	Link Road	4	3	1	£1,609	£1,207	£402	25%
Quorn	Freehold Street	4	3	1	£1,609	£1,467	£142	9%
Rearsby	Brookside	6	4	2	£2,413	£1,659	£754	31%
Rothley	Babington Court	1	1	0	£402	£402	£0	0%
Rothley	Greenway Close	10	10	0	£4,022	£3,620	£402	10%
Rothley	Hallfields Lane	5	4	1	£2,011	£1,559	£453	23%
Seagrave	Green Lane Close	19	19	0	£7,643	£7,383	£260	3%
Shepshed	Beresford Court	1	1	0	£402	£402	£0	0%
Shepshed	McCarthy Road	6	6	0	£2,413	£2,413	£0	0%
Sileby	Dudley Court	2	2	0	£804	£804	£0	0%
Sileby	Greedon Rise	24	8	16	£9,775	£3,535	£6,239	64%
Sileby	Homefield Road	12	12	0	£4,827	£4,827	£0	0%
Syston	Archdale Street	6	5	1	£2,413	£2,011	£402	17%
Syston	Chapel Close	8	7	1	£3,218	£2,816	£402	13%
Syston	Gloucester Avenue	64	39	25	£25,743	£16,701	£9,042	35%
Syston	Melton Road	2	2	0	£804	£804	£0	0%
Syston	Sandford Road	2	2	0	£804	£804	£0	0%
Thurmaston	Bradgate Avenue	3	3	0	£1,207	£1,207	£0	0%
Thurmaston	Melton Road	1	1	0	£410	£410	£0	0%
Woodhouse Eaves	Bird Hill Rd	21	11	10	£8,447	£5,229	£3,218	38%
Woodhouse Eaves	Herrick Road	12	11	1	£4,827	£4,467	£360	7%
Wymewold	Trinity Close	3	3	0	£1,207	£1,207	£0	0%
	TOTAL	823	576	247	£330,235	£233,461	£97,881	30%

