

CABINET - 7TH MARCH 2024

Report of the Director of Housing and Wellbeing Lead Member: Executive Member for Public and Private Sector Housing

Part A

GARAGE AND PARKING SITE STRATEGY 2024-2029

Purpose of Report

To consider the Garage and Parking Site Strategy 2024-2029 at Appendix 1.

Recommendations

1. That the Garage and Parking Site Strategy 2024-2029 at Appendix 1 be approved.
2. That delegated authority be given to the Director of Housing and Wellbeing to make minor amendments to the Garage and Parking Site Strategy 2024-2029 at Appendix 1 in consultation with the Executive Member for Public and Private Sector Housing.

Reasons

1. To set out a strategy around the future management of Garage and Parking Sites.
2. To enable minor amendments to be made in response to internal and external changes in context which have a bearing on the strategy.

Policy Justification and Previous Decisions

On the 9th March 2023 Cabinet approved the Housing Revenue Account Asset Management Strategy 2023-2028. That strategy sets out a commitment to undertake a review of garage sites.

The Garage and Parking Site Strategy 2024-2029 will support delivery of the Corporate Strategy 2024-2028 commitment to look for opportunities to build or acquire new homes and help tackle homelessness. Broader corporate strategy objectives will also be supported, including the delivery of excellent services, achieving value for money through reviewing how we work, and exploring all options for service delivery to achieve the best results for our communities.

Implementation Timetable including Future Decisions and Scrutiny

The strategy will be implemented when the Cabinet decision comes into force.

Implementation of the strategy will be monitored by the Housing Management Advisory Board.

Report Implications

The following implications have been identified for this report.

Financial Implications

None identified.

Risk Management

The risks associated with the decision Cabinet is asked to make and proposed actions to mitigate those risks are set out in the table below.

| Risk Identified | Likelihood | Impact | Overall Risk | Risk Management Actions Planned |
|--|---------------|----------------|-----------------|--|
| Insufficient organisational human resource capacity to drive the strategy forward. | Likely (3) | Serious (3) | Moderate (9) | Resources to be recruited to support delivery of the strategy. A cross directorate garage delivery group will be established. Progress will be monitored by the Housing Management Advisory Board. |

Equality and Diversity

The strategy is likely to benefit tenants and prospective tenants should new social housing delivery result because of it.

Crime and Disorder

This strategy will positively contribute towards the achievement of the Council's responsibilities under Section 17 of the Crime and Disorder Act (1998) to undertake reasonable action to improve community safety in the borough. Garage sites have been the source of crime and anti-social behaviour including theft, vandalism, and groups gathering. If sites are improved or re-developed, the level of crime and ASB, at least of the type associated with garage sites, is likely to reduce.

Sustainability

The following principles of sustainability will be supported through the strategy:

- Reduce, crime, anti-social behaviour and increase community safety.
- Support the meeting of the housing needs of all sections of the community.

Key Decision: Yes

Background Papers: Cabinet, 9th March 2023 Charnwood Borough Council Asset Management Strategy 2023-2028

Cabinet, 16th November 2023, HRA Business Plan and Capacity Update

Officer to contact: Peter Oliver
Director of Housing and Wellbeing
01509 634 666
Peter.oliver@charnwood.gov.uk

Katie Moore
Head of Strategic Housing
01509 634 666
Katie.moore@charnwood.gov.uk

Janet Glass
Head of Landlord Services
01509 634 666
janet.glass@charnwood.gov.uk

Dawn Eckersley
Strategic Housing Manager
01509 634 666
Dawn.eckersley@charnwood.gov.uk

Part B

1. Strategy Synopsis

- 1.1 The Council, like many other local authorities and registered social landlords, owns garage and parking sites, and the Council's 70 such sites are dispersed across the borough, typically near its social housing. Some sites have been re-developed over the years, however there are significant constraints which limit the development potential of those that remain.
- 1.2 The sites generate rental income from garages and parking spaces, however many of the garages and sites are old and require major investment. Some sites have been the location of crime and anti-social behaviour; complaints are regularly received around the condition of garages, and periodically enquiries are received from residents around plans for the sites.
- 1.3 Whilst there are generic site constraints, each of the sites is unique in some way. There is a need, therefore, to consider each site in a methodical way to determine their future. This strategy sets out the wider context, and the mechanism by which this assessment will take place.
- 1.4 Over the life of the strategy, the Council will aim to achieve the following:
 - Sustain and maximise garage and parking site rental income where economic to do so.
 - Reduce the risk of harm and complaints arising because of garages and sites in poor condition.
 - Make the best use of sites, considering both the financial and social aspect of the asset/s.
 - An assessment of each site, considering its characteristics, and the available options, with specific consideration given to the potential for development of new social housing.
- 1.5 An organisational Garage and Parking Site Review Group comprising officers will be established to consider the future of sites, producing an action plan to deliver the aims of this strategy.
- 1.6 The strategy recognises that capacity is needed to take this work forward, noting an organisational change process is in progress to introduce officer resource that is dedicated to housing development.

Appendices

Appendix 1 - Garage and Parking Site Strategy 2024-2029