

HOUSING MANAGEMENT ADVISORY BOARD

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

GARAGE AND PARKING SITE STRATEGY 2024-2029

Purpose of Report

To provide the Garage and Parking Site Strategy 2024-2029 at Appendix 1 to the board for information, and to define the timescale for a future update to the board on its implementation.

Recommendations

1. The board is asked to note the strategy.
2. That the board receive an update on the implementation of the strategy at its meeting on 6th November 2024.

Reasons

1. To note the board has received a copy of the strategy for information.
2. To monitor the implementation of the strategy.

Background

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.

A Garage and Parking Site Strategy has been developed and was approved by Cabinet on 7th March 2024.

Strategy Synopsis

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.

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.

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.

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.

An organisational Garage and Parking Site Review Group will be established to consider the future of sites, producing an action plan to deliver the aims of this strategy.

The strategy recognises that capacity is needed to take this work forward. A new Housing Development Manager post has therefore been created and recruitment is in progress.

Background Papers:

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

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

Cabinet, 7th March 2024, Garage and Parking Site
Strategy 2024-2029

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