

Subject:	Proposed demolition of HRA owned garages		
Date of Meeting:	2 nd March 2016		
Report of:	Acting Executive Director of Environment, Development & Housing		
Contact Officer:	Name:	Simon Pickles	Tel: 29-2083
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Ward(s) affected:	North Portslade		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 This report proposes the demolition of eight unused and unviable garages which have become unsafe to let. The demolition of HRA owned buildings requires Housing & New Homes Committee approval.
- 1.2 It is proposed to convert the land the garages occupy into off street HRA parking spaces, to ease demand for parking in the locality and generate income.

2. RECOMMENDATIONS:

That the Housing & New Homes Committee:

- 2.1 Agrees to the demolition of eight garages (numbers 207-214) on Graham Avenue, Portslade, on grounds of health and safety, replacing them with HRA car parking spaces for rent.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Graham Avenue has three separate garage sites. This report seeks permission to demolish part of one site, namely eight garages (207-214).
- 3.2 In 2014 local residents complained of antisocial behaviour in relation to this row of garages. The garages were found to be not structurally safe. In April 2014 Mears were instructed to board up and fence off these eight garages.
- 3.3 There has been low demand for garages at this site.

- 3.4 The council has engaged a Party Wall Surveyor to ensure both the council's and the neighbour's interests (whose rear garden adjoins the back of the garages) are protected.
- 3.5 See Appendix 1 for a photograph of the garages and Appendix 2 for a Localview site map.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 Short and medium term: Demolition of the eight garages for health and safety reasons, making good to the neighbour's adjoining garden side boundary and resurface the land for off-street parking. There will need to be recovery of costs which will be possible through an annual income of up to approximately £2,400 to the HRA from 8 numbered spaces.
- 4.2 Long term: This option is 4.1 plus redevelopment as affordable housing in the long term.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Engagement with the community has included the owner occupier whose rear garden adjoins this row of garages.
- 5.2 Ward members have been notified of the proposed demolition and one member has supported the proposal.

6. CONCLUSION

- 6.1 From asset management and health and safety perspectives, demolition is the only short term course of action open to the council.
- 6.2 From a Housing Strategy perspective, the council is not currently making best use of this row of garages and this site is on a long list of potential HRA sites that could in the long term be redeveloped for affordable housing.

7. FINANCIAL & OTHER IMPLICATIONS:

7.1 Financial Implications:

The costs, totalling £0.021 million, for the demolition of the eight garages recommended in this report will be met from the HRA Capital Minor works budget, which has a total budget allocation of £0.260 million in 2015/16.

The forecast income from letting eight car parking spaces at this site is estimated at £2,367 per annum, therefore covering the costs of the demolition/conversion to parking spaces after 8 years.

Finance Officer Consulted: Susie Allen

Date: 04/02/16

7.2 Legal Implications:

Under the council's constitution, the Housing & New Homes Committee is empowered to discharge the council's functions as a housing landlord, including the management and demolition of properties within the HRA. The committee is therefore entitled to approve the demolition of the 8 garages on Graham Avenue.

The council will comply with Party Wall legislation. Planning Permission is not required for the demolition of the garages.

Lawyer Consulted Liz Woodley

Date: 29/01/2016

Equalities Implications:

7.3 There are none.

Sustainability Implications:

7.4 The demolished garages' components will be recycled where feasible.

SUPPORTING DOCUMENTATION

Appendix 1: External photograph

Appendix 2: Localview site map

