

Report of:	Head of Housing and Waste Management
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Key Decision:	No
Report Track:	Cabinet: 21/08/14

CABINET
14 AUGUST, 2014
ST MICHAEL'S DRIVE, BRERETON – SERVICE ROADS AND FORMER GARAGE SITE

1 Purpose of Report

- 1.1 To consider re-surfacing the service roads to the Council's shops and flats at St Michael's Drive, Brereton.
- 1.2 To consider the retention of the former St Michael's Drive garage site for the Council's future new build programme.

2 Recommendations

- 2.1 That the rear and side service roads to the Council's shops and flats at St Michael's Drive, Brereton are re-surfaced as part of the 2014-15 Housing Revenue Account Capital Programme.
- 2.2 That a budget of £24,000 is established to undertake the work through virement from the agreed contingency budget within the 2014-15 Housing Revenue Account Capital Programme.
- 2.3 That scheme approval and permission to spend in relation to the re-surfacing work is agreed.
- 2.4 That the former garage site at St Michael's Drive is retained for the Council's future new build programme.

3 Key Issues and Reasons for Recommendation

- 3.1 The service roads to the Council's shops and flats at St Michael's Drive, Brereton are in extremely poor condition and require comprehensive re-surfacing at an estimated cost of £24,000.
- 3.2 There is no agreed budget to undertake this work and it is suggested that a budget is established from the £100,000 contingency sum which forms part of the agreed 2014-15 HRA Capital Programme.
- 3.3 The side service road also provides access to a former garage site which Cabinet previously agreed to dispose of, for residential development. There are however, limited sites to support any further extensions to the Council's new build programme and it is now suggested that the former St Michael's Drive garage site is retained for the construction of further Council dwellings.

4 Relationship to Corporate Priorities

- 4.1 The proposals set out in the report will contribute to the following Housing Service aims which form part of the Housing Portfolio Section with the agreed 2014-15 "Place" Priority Delivery Plan:-
- (i) Increase the supply of affordable housing.
 - (ii) Maintain and improve the facilities and energy efficiency of the Council's housing stock.

5 Report Detail

- 5.1 The rear and side service roads to the Council's shops and flats at St Michael's Drive Brereton are in extremely poor condition, resulting in complaints from tenants and leaseholders. The service roads (together with the shops and flats) are held in the Housing Revenue Account and maintenance is the Council's responsibility.
- 5.2 A further tarmaced area which provides pedestrian access to the front of the properties is in a better condition but, would nevertheless benefit from some remedial work.
- 5.3 The side service road also provides access to a former garage site which has been "declared surplus to requirements", and is to be disposed of, for residential development. A location plan which shows the access roads and the former garage site is attached as Appendix 1.
- 5.4 Marketing of the former garage site has been "put on hold" pending recovery in the housing market.

- 5.5 Whilst potential sites have been identified for the Council's agreed 80 dwelling new build programme, work in relation to the bids to extend this programme through Affordable Housing Grant Approval (Cabinet 17 July, 2014) have shown that the Council's available land resources are extremely limited.
- 5.6 The St Michael's Drive garage site has the capacity to accommodate up to 4 two bedroom houses and it is now suggested that it is retained for a future potential extension of the Council's new build programme.
- 5.7 With regard to the condition of the rear and side service roads, it is suggested that these are re-surfaced and that remedial works are also undertaken to the pedestrian access at the front of the properties. The proposed re-surfacing work to the side service road would only be undertaken to its junction with the rear service road. Re-surfacing of the remainder of the side service road (which provides access to the former garage site) would be undertaken as part of the proposed garage site development.
- 5.8 The estimated cost of the re-surfacing work is £24,000. Whilst there is no agreed budget within the approved 2014-15 HRA Capital Programme to undertake the required works it is proposed that a budget is established from the £100,000 contingency sum which forms part of the agreed Capital Programme.

6 Implications

6.1 Financial

The estimated cost of the re-surfacing and other remedial work is estimated to be £24,000.

There is no agreed budget within the approved 2014-15 HRA Capital Programme to undertake this work. It is however, proposed that a budget is established from the £100,000 contingency sum which forms part of the agreed Capital Programme.

Potential sites have been identified for the Council's agreed 80 dwelling new build programme. There are no agreed uncommitted resources to develop the site at the present time but possible extension of the new build programme will be considered as part of the HRA Business Plan Reviews.

6.2 Legal

The Occupiers Liability Act places a duty of care on the Council to ensure that visitors using its land are reasonably safe in doing so.

6.3 Human Resources

None

6.4 Section 17 (Crime Prevention)

None

6.5 Human Rights Act

None

6.6 Data Protection

None

6.7 Risk Management

A failure to maintain the service roads to the shops and flats at St Michael's Drive, Brereton could result in insurance claims if people slip and fall as a result of the defective road surface.

6.8 Equality & Diversity

None

6.9 Best Value

None

7 Appendices to the Report

Appendix 1

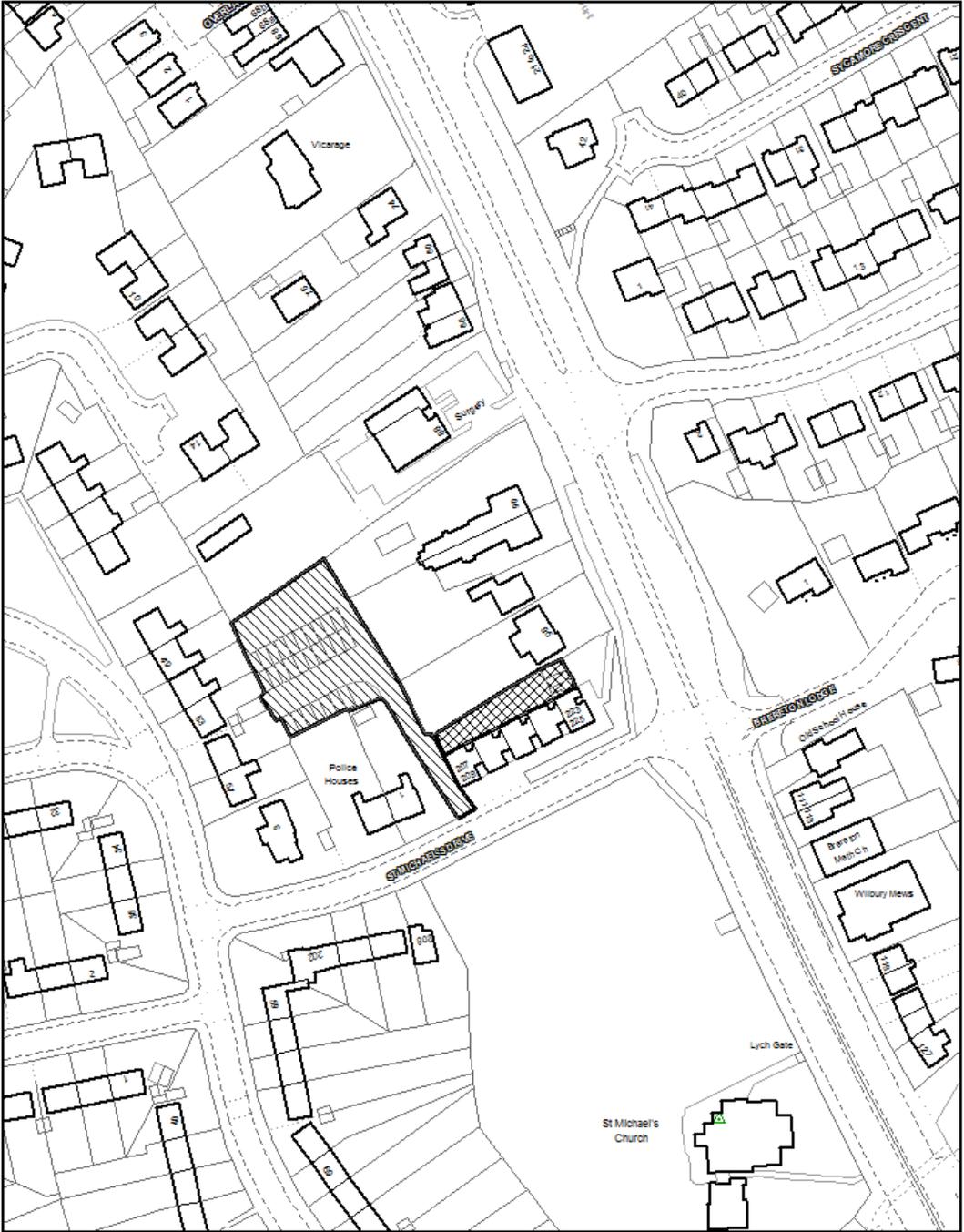
Former Garage site at St Michael's Drive, Brereton

Previous Consideration

Review of Garage Site	Cabinet	15 November, 2007
Affordable Homes Programme 2015-18	Cabinet	17 April, 2014
Housing Revenue Account Borrowing Programme	Cabinet	10 July, 2014

Background Papers

	Former Garage site at St Michaels Drive Rugeley			
	PLAN NO: 4218	SCALE: 1:1250	DATE: 16.06.2014	



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