

Report of:	Head of Housing and Waste Management
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Key Decision:	No
Report Track:	Cabinet: 20/03/14

**CABINET
20 MARCH 2014
BERWICK DRIVE GARAGE SITE, CANNOCK**

1 Purpose of Report

- 1.1 To consider the provision of 5 two bedroom Council houses on the Council's garage site at Berwick Drive, Cannock.

2 Recommendations

- 2.1 That the tenancies of the occupied garages at the Berwick Drive garage site, Cannock are terminated with the existing garage tenants being given priority for the allocation of a garage on an alternative site.
- 2.2 That the site (as shown on the plan attached as Appendix 1) is utilised for the provision of 5 two bedroom Council houses for social rent.
- 2.3 That scheme approval and permission to spend is granted for the design of a proposed scheme.
- 2.4 That following the completion of the design works and the receipt of planning consent, Cabinet receive a further report on a proposed new build scheme for the Berwick Drive site.

3 Key Issues and Reasons for Recommendation

- 3.1 The agreed three year HRA Capital Programme includes budgetary provision for 7 additional Council dwellings where proposals have not yet been identified.

- 3.2 It is proposed that 5 of these dwellings should be provided (in the form of two bedroom houses) on the Council's garage site at Berwick Drive, Cannock where 27 of the 35 garages are vacant. As a consequence, the tenancies of the 8 occupied garages would need to be terminated.
- 3.3 In order to progress the design of a proposed scheme, it is necessary to appoint an architect and scheme approval and permission to spend in respect of this is requested.
- 3.4 Following the completion of the design work, a further report would be submitted to Cabinet regarding a detailed scheme and the programming of its implementation.

4 Relationship to Corporate Priorities

- 4.1 The provision of the 5 two bedroom houses will contribute to the service aim to "increase the supply of affordable housing" which forms part of the Housing Portfolio section, within the agreed 2014-15 "Place" Priority Delivery Plan.

5 Report Detail

- 5.1 Budgetary provision within the agreed HRA Capital Programme for the period 2014-15 to 2016-17 provides the resources for 82 additional Council dwellings. Of these, 65 are to be provided as part of the Moss Road Reema Flats Redevelopment Scheme, whilst 8 are to be provided through the purchase of former vacant Council dwellings. No proposals have, however, been formulated in relation to the 9 remaining dwellings.
- 5.2 The Council's garage site at Berwick Drive on the Longford Estate, Cannock (as shown on the plan attached as Appendix 1) comprises 35 garages. 27 of the garages are currently vacant and there is no "new" demand for garages on the site, with the last new letting being made in August 2006.
- 5.3 It is considered that subject to planning consent, 5 two bedroom houses could be accommodated on the site in accordance with the outline scheme attached as Appendix 2. It is therefore proposed that in accordance with the Council's "garage rationalisation" policy, that:-
- (i) The tenancies of the 8 occupied garages are terminated. (Note whilst the existing garage tenants would be given priority for the allocation of a garage on another site, there are no remaining alternative garage sites on the Longford Estate).
 - (ii) The site is used to provide additional Council houses.
- 5.4 The proposed development is relatively small in scale. It is not appropriate to procure a scheme through the Homes and Communities Agency's Partner

Delivery Panel which was used for the Moss Road Reema Flats Redevelopment Scheme. It is therefore suggested that the proposed development is procured in accordance with a designed scheme.

- 5.5 The Council does not have the necessary resources to design and supervise the proposed development. Therefore in order to progress the scheme it is necessary to appoint an Architect who would be responsible for these matters.
- 5.6 The proposed scheme would be designed in accordance with the Homes and Communities Agency's defined Housing Quality Indicators. In particular, the two bedroom houses would have a minimum floor area of 78.75 sq. metres, be built to the Lifetime Homes Standard and meet the requirements of the HCA Sustainability Code Level 3 with an average SAP rating of at least 80.
- 5.7 It is also proposed that as with the Moss Road Reema Flats Redevelopment Scheme that the five houses are provided for social rent.
- 5.8 The development of the site is affected by certain constraints. A MEB substation is situated in "a corner of the site" and the underground electricity cables need to be avoided in the siting of the houses. In addition, a storm sewer which crosses the site is likely to require diversion.
- 5.9 Following the completion of the proposed design work, a further report would be submitted to Cabinet regarding a detailed scheme and the programming of its implementation.
- 5.10 Resources to provide a further four additional dwellings would, however, remain uncommitted. Proposals regarding the provision of these properties and an additional 6 dwellings (for which funding has been allocated within the HRA Business Plan during 2017-18) will be considered through a future report.

6 Implications

6.1 Financial

The following budgetary provision for the provision of additional Council houses forms part of the agreed three year HRA Capital Programme as set out below:-

<u>2014-15</u> <u>£000's</u>	<u>2015-16</u> <u>£000's</u>	<u>2016-17</u> <u>£000's</u>	<u>Total</u> <u>£000's</u>
2,540	3,840	2,520	8,900

Of this, £7.8 million is required to fund the Moss Road Estate Reema Flats Redevelopment Scheme, whilst £1.1 million is currently uncommitted.

The provision of the 5 two bedroom households at Berwick Drive would be met from the £1.1 million of uncommitted monies. However, at this stage, approval is only sought for architectural services to design (and then supervise) a proposed

scheme. The estimated cost of this is £40,000 and would be met from the agreed uncommitted budget.

A further report would be submitted on the cost and programming of a proposed scheme following the completion of the design work.

Provision has been made within the HRA Business Plan and the agreed three year HRA budgets for a loss of garage rent income as a result of the Council's "garage rationalisation" policy. The annual loss of £3,400 of rental income from the 8 occupied garages is in accordance with the agreed Business Plan assumptions.

6.2 Legal

Care should be taken to ensure any termination of a garage licence is in accordance with the terms of the licences themselves to reduce the risk of any complaint or challenge.

6.3 Human Resources

None

6.4 Section 17 (Crime Prevention)

The Berwick Drive garage site suffers from some problems of anti-social behaviour and vandalism. The residential development of the site would therefore have positive implications for crime prevention.

6.5 Human Rights Act

The proposals are affected by Article 1 of the First Protocol to the Human Rights Act 1998. This states that:-

"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law".

It is considered that there is a clear public interest in closing the Berwick Drive garage site (which is underused) and providing 5 two bedroom houses to meet the needs of households on the Housing Register. It is therefore considered that the public interest outweighs the loss of an individual's rights with regard to the termination of a garage which they rent.

6.6 Data Protection

None

6.7 Risk Management

There are a number of risks associated with the proposed development. These will, however, be minimised through the appointment of an Architect to design and supervise the scheme. Specialist surveys would also be commissioned if necessary in relation to the site constraints outlined in paragraph 5.7.

6.8 Equality & Diversity

An Equality Impact Assessment (EIA) has been undertaken in relation to the proposed development. The outcome of the EIA is that the scheme has positive outcomes for certain of the protected characteristics with no identified negative implications.

6.9 Best Value

None

7 Appendices to the Report

Appendix 1:	Berwick Drive Garage Site Plan
Appendix 2:	Outline Proposals for Garage Site Redevelopment at Berwick Road, Cannock

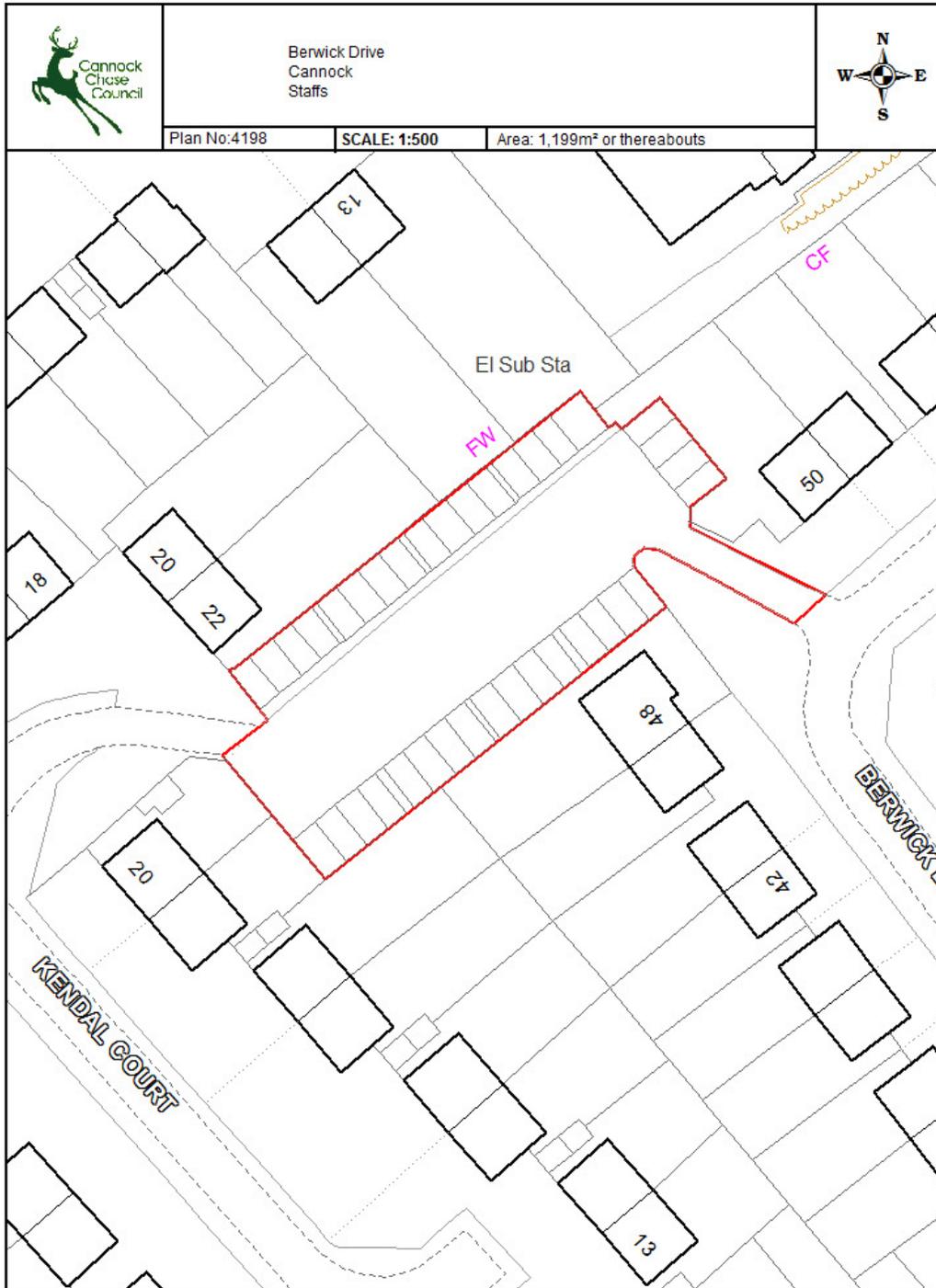
Previous Consideration

Review of Garage Sites	Cabinet	15 November 2007
Moss Road Estate Reema Flats Redevelopment Scheme	Cabinet	20 February 2013
Housing Revenue Account Capital Programmes 2014-15 to 2016-17	Cabinet	30 January 2014

Background Papers



BERWICK DRIVE GARAGE SITE PLAN



OUTLINE PROPOSALS FOR GARAGE SITE REDEVELOPMENT AT BERWICK ROAD, CANNOCK

