

Report to: Executive Board - Monday 21<sup>st</sup> October 2002

**REDEVELOPMENT OF GARAGE SITES**

<p><b>Report of:</b> <i>Business Manager Neighbourhood Renewal</i></p> <p><b>Report Author:</b> <i>Steve Northey, Housing Development Co-ordinator Tel no. 01865 252717 Email: snorthey@oxford.gov.uk</i></p> <p><b>Lead Member Responsible:</b> <i>Housing Portfolio Holder</i></p> <p><b>Overview and Scrutiny Committee Responsibility:</b> <i>Housing Overview and Scrutiny Committee</i></p> <p><b>Key Decision:</b> <i>No</i></p>	<p><b>WARDS AFFECTED</b></p> <p><b>ALL</b></p>
<p><b>SUMMARY AND RECOMMENDATIONS</b></p> <p>In October 2000, Housing Committee approved in principle the redevelopment of a number of redundant garage sites. This report updates the position on these and on other sites identified in the intervening period.</p> <p>Redundant garage sites can be a source of vandalism and crime and the redevelopment of these areas to provide new social housing will help meet the Council's strategic objective of improving community safety and reducing poverty and social exclusion.</p> <p>The Executive Board is ASKED to note the contents of the report and ask officers to report back on the results of the market testing exercise into the potential for redevelopment of these sites</p>	

## **1. BACKGROUND**

- 1.1 In October 2000, Housing Committee gave in principle approval for the redevelopment of seven redundant garage sites and earmarked a further four for disposal as part of larger redevelopment schemes.
- 1.2 Appendix 1 to this report updates the position on these sites and gives details of additional garage sites where clearance and redevelopment could be considered. Estate Managers have been asked to identify all garage sites in their areas where problems are being experienced and these will be included in the market testing exercise proposed in section 2 of the report.

## **2. SITE DETAILS**

### ***Completed Schemes***

- 2.1 Leiden Road garages have been refurbished
- 2.2 Masons Road and Thrift Place were redeveloped by Bromford Housing Group in 2001 to provide 13 units of new social housing.
- 2.3 There are 9 garages left in Council ownership at Masons Road but these are in poor condition and are currently unlet while funding is identified: this could be drawn either from slippage in the current Capital Programme or else as a new bid for funding for 2003/04.

### ***Pipeline Schemes***

#### ***Barton***

- 2.4 Brome Place/Beckley View is currently the subject of a feasibility study to see if the Control Centre can be relocated within the redevelopment scheme. A bid will be made to the Housing Corporation for grant funding for the project for 2003/04. Ilsley Road has been identified as decanting space for the garage users displaced from Brome Place and refurbishment works to these garages will be a bid for Council funding for 2003/04.
- 2.5 Malford Road is too small for new housing and there is a proposal to demolish the garages and to incorporate the land into the gardens of adjoining houses.

#### ***Rose Hill***

- 2.5 Desborough Crescent garages have been re-roofed but could be affected by any proposals for the Orlit properties or OCHA's elderly persons scheme at Alice and Margaret House. The consultants' assessment of the condition of the Orlit properties is currently being examined and options for this area will be drawn up in October.

### **Wood Farm**

- 2.6 Funding for the redevelopment of Warren Crescent garages for social housing has been secured by Warden Housing Association and residents' views are being sought on how the area should be developed. The garages themselves are in serious disrepair and demolition works could be funded either from slippage on the current Capital Programme or else as a bid for Council funding for 2003/04.

### **Unallocated Sites**

- 2.7 Most of the remaining sites are difficult to develop for physical reasons, such as narrow access or they could be deemed to be backland development by planners and therefore unsuitable for new housing. There are often rights of access across these sites from the houses backing on to them which can severely reduce the area available for development.
- 2.8 It is also more costly to redevelop on small, restricted sites and even when packaged together, the amount of building work is often not sufficient to spread contract overheads in a way which will give value for money. However, this has to be weighed against the social cost to local communities of leaving such sites unused.
- 2.9 It is proposed to carry out a market testing exercise with the Council's partner housing associations to identify the most suitable housing mix on these sites; the amount of social housing grant needed to develop them and to assess the logistics of developing these sites as one or more contract packages. The results of the market testing exercise will be presented to Executive Board in December 2002.

## **3. FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications arising from this report

THIS REPORT HAS BEEN SEEN AND APPROVED BY THE NEIGHBOURHOOD RENEWAL MANAGER
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**Background Papers:** None

**EXECUTIVE BOARD 21<sup>ST</sup> OCTOBER 2002  
REDEVELOPMENT OF GARAGE SITES**

**APPENDIX 1**

Site	No. of Garages	Area (Acres)	Indicative Development Mix	Comments
Isley Road	14	0.19	-	<ul style="list-style-type: none"> <li>Garages to be refurbished in conjunction with Beckley View redevelopment</li> </ul>
Brome Place	47	0.71	8 x 1bed flats 13 family flats/houses	<ul style="list-style-type: none"> <li>Included in redevelopment proposal for Beckley View.</li> <li>Feasibility of relocating Control Centre in new scheme being carried out</li> </ul>
Malford Road	7	0.02	-	<ul style="list-style-type: none"> <li>Too small for new housing</li> <li>Proposal to extend adjoining gardens</li> </ul>
Thrift Place	11	0.2	4 X 1bed flats	<ul style="list-style-type: none"> <li>Site redeveloped by Bromford Housing Group in 2001</li> </ul>
Balfour Road	Cleared	0.2	4 x 1bed flats or 3 X 2bed houses	<ul style="list-style-type: none"> <li>Access good</li> <li>Possible backland development</li> </ul>
Knights Road	Cleared	0.16	-	<ul style="list-style-type: none"> <li>Planning officers will not support housing because backland development</li> <li>Site assembly to be investigated</li> </ul>
Barracks Lane	24	0.21	4 x 2 bed houses	<ul style="list-style-type: none"> <li>Substandard access</li> <li>Possible backland development</li> </ul>
Iffley Road	56	0.42	-	<ul style="list-style-type: none"> <li>Planning officers will not support housing because poor access/location to rear of Oxford Motors</li> </ul>

				<ul style="list-style-type: none"> <li>• Site assembly in long term</li> </ul>
Boundary Brook Road	19	0.26	6 x 1bed flats or 4 x 3bed houses	<ul style="list-style-type: none"> <li>• Access good</li> </ul>
Rivermead Road	20	0.28	5 x 2/3 bed houses	<ul style="list-style-type: none"> <li>• Substandard access</li> <li>• Possible backland development</li> </ul>
Kempson Crescent	10	0.12	4 x 1bed flats or 1 x 5bed house	<ul style="list-style-type: none"> <li>• Access good</li> </ul>
Desborough Crescent	25	0.05	-	<ul style="list-style-type: none"> <li>• Insufficient depth to develop the site</li> <li>• Affected by any proposals relating to the adjoining Orhit houses to rear and Alice and Margaret House opposite.</li> </ul>
Holland Place	27	0.4	5 x 2/3 bed houses or 2 x 2bed houses/2 elderly bungalows	<ul style="list-style-type: none"> <li>• Access good</li> <li>• 10 garages to be retained</li> </ul>
Masons Road	21	0.3	8 x 1bed flats 1 x 5bed house	<ul style="list-style-type: none"> <li>• Site redeveloped by Bromford Housing Group in 2001</li> <li>• 9 remaining Council owned garages to be refurbished</li> </ul>
Leiden Road	16	0.1	2 x 3bed houses	<ul style="list-style-type: none"> <li>• Garages refurbished</li> </ul>
Warren Crescent	12	0.06	2 x 3bed houses	<ul style="list-style-type: none"> <li>• Access good</li> <li>• Possible site assembly with adjoining land</li> </ul>
Wyatt Road	26	0.17	-	<ul style="list-style-type: none"> <li>• Overlooking problems with adjoining elderly persons bungalows</li> </ul>

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