

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Housing Portfolio Holder

17 October 2012

AUTHOR/S: Director of Housing

SALE OF GARAGE SITE AT DUXFORD ROAD, HINXTON

Purpose

1. To seek agreement by the Housing Portfolio Holder for an open market sale of the garage site off Duxford Road, Hinxtton, as outlined on the plan.

Recommendations

2. That the Housing Portfolio Holder agrees for the garage site off Duxford Road, Hinxtton to be placed for sale on the open market.

Reasons for Recommendations

3. The site is too small to offer potential for the development of new housing.
4. The site is surplus to Council requirements.

Background

5. The future of this site is being considered as part of the Council's review of garage sites.
6. The site consists of 4 units, 3 of which are rented. The units are not in good condition and one is being damaged by tree roots.
7. The site has been valued by Pocock & Shaw at £20,000 to be retained in garage use.
8. The tenant of 103 High Street (Council property) was asked if they were willing to give up part of their rear garden in order that the site could be increased in size, thus providing possible potential for redevelopment. They were not willing to do this and pointed out that they had already given up some of the rear of their garden many years ago for the existing garages to be built.
9. UK Power Networks lease from the Council the electric sub-station at the rear of the site and although it is not currently in use, they have confirmed that they wish to retain their lease in order to keep it on reserve for the future, unless a suitable alternative site could be offered.

Considerations

10. For the above two reasons, no extra land is available to expand the site and it is too small for the development of a new dwelling.
11. A request was received from the owner of the adjacent property at 101 High Street to purchase the site in order to rebuild the garages and let them out. Interest from other parties in purchasing the site has also been received.

12. Refurbishing or rebuilding the garages by the Council would incur significant cost and they would remain the responsibility of the Council.

Options

13. Option One - Offer the site on the open market to be sold for garage use only.
14. Option Two - Retain the site in Council ownership and consider refurbishment or replacement.

Implications

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| 15. Financial | Option One could result in a capital receipt for the Council and Option Two would incur substantial maintenance costs. |
| Legal | Legal advice will be sought to carry out the sale. |
| Staffing | None |
| Risk Management | No risks associated with sale. |
| Equality and Diversity | None |
| Equality Impact Assessment completed | No Not relevant |
| Climate Change | None |

Consultations

16. The Parish Council fully support the sale of the site to be retained for garage use only.
17. The Trustees of the Ann Howsden Charity that owns the adjacent bungalows at 2, 4, 6 and 8 Duxford Road are strongly opposed to any redevelopment of this site and wish to see it being upgraded and retained as garages for rent.

Effect on Strategic Aims

18. **AIM: To make sure that South Cambridgeshire continues to offer outstanding and sustainable quality of life for our residents**
Selling this site for rebuilding or refurbishing of the garages would significantly improve this area and continue to provide garages for rent in the local community

Conclusions / Summary

19. This garage site is too small for redevelopment and interest from more than one party has been received in purchasing it to be improved and retained as garages for rent. Refurbishing or rebuilding the garages by the Council would incur significant cost and they would remain the responsibility of the Council.

Background Papers: the following background papers were used in the preparation of this report:

None.

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