

St Albans
City & District Council

“SADC Housing Garage sites”

Making the Best Use of Council
Assets

Appendix 1

**St
Albans**

City & District Council

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Introduction

- This document outlines the initial findings of the Garages Task and Finish group, in terms of principles for prioritising garage investment and development and recommendations for taking the work of the group forwards.
- The terms of reference for this group are included in main report.
- An Internal Audit Housing Rents Report in June 2010 identified a number of areas for improvement in the management of the Housing garages stock. A Task and Finish group was set up primarily to address the recommendation of the Audit Committee but also to review the current use of Council owned garages and to make recommendations to the Overview & Scrutiny (Public Services) Committee as to how the garage sites can be best used for the benefit of the whole community while balancing the interests of the local residents.
- This report is the culmination of work by a group of councillors wishing to ensure that St. Albans District Council is able to make the best use of its garage assets for the benefit of the community. They worked in a working to the Overview and Scrutiny (Public Services) Committee.
- The following councillors worked in a Scrutiny Task and Finish Group on the Task Group, on behalf of the Overview and Scrutiny (Public Services) Committee:
 - Councillors Ellis (Chair), Brewster (Conservative)
 - Councillors Archer, Perks and former Councillor Pia (Liberal Democrat)
 - Councillor Leach (Labour)
 - Councillor Swendell (Independent)
- Their work was assisted by Stephen Jeremy, Asset Manager, and Catherine Comfort, Scrutiny Support Officer.
- The Task and Finish group was held in public. Full group meetings were held in November, December, February and May. It was attended by two members of the public and received email or written correspondence from three further members of the public to help guide it in its work.
- Evidence was received from Stephen Jeremy (Housing Asset Manager) and Ny Moughal (Urban Designer). David Reavill (Principal Policy and Development Officer) offered evidence on behalf of housing associations.

Background to Garages Scrutiny

- Housing currently owns 2749 garages of which around 65% are occupied. They occupy around 30 hectares of SADC-owned land. These 1790 garages (ie 65% of total) generate around £821,000 gross income in budget for 2010/11 to the Housing Revenue Account*.
- Garages are therefore currently a very important asset to SADC. The belief of the Task and Finish group is that they could generate additional income by implementing a clear Garages strategy, especially for the 35% of garages that are not currently let.
- There is £75,000 in the HRA for repairs and £300,000 per annum set aside in the Housing Investment Programme over the next 3 years to improve garage sites. In addition, £200,000 is being carried forward from 2010-11 for repairs. Again, it is important that this money is used in the most cost-effective way to achieve benefit for the whole community, while balancing the interests of the local residents.
- Part of the value of the garage sites is that they have the potential to be developed into affordable housing, where this does not conflict with a need for car parking. Identifying such sites is beyond the scope of the Garages Task and Finish group but a number of streams of work are currently underway to do this.
- Work by the urban practitioner reviewing Council owned land and assets including garages as well as Housing Asset's full audit of garage site from an asset management point of view due to complete in April 2011 will highlight garage sites that are suitable for:
 - Continuing use as garages
 - Improvement eg in terms of improved security or lighting
 - Selling eg for development as affordable housing, for investment;

The current organisational structure within SADC encourages departments to work independently of each other and sometimes at cross-purposes. With the ongoing organisational development, there is the opportunity to encourage cross-Council working. It is one of the recommendations of the Task and Finish group that a working party be put in action to facilitate this.

Audit Report

- The Internal Audit Housing Rents Report in June 2010 identified a number of areas for improvement in the management of the Housing garages stock. A Task and

* 2009/10 amounted to £789,000

Finish group was set up primarily to address the recommendation of the Audit Committee that there be scrutiny of the following:

Area for Scrutiny	SADC Response
Number of garages currently empty and unlet;	See <i>Appendix A</i>
Programme drawn up by Housing to improve empty garages and make them more widely available	Ongoing discussions with Asset Manager to guide and advise
Differential rent levels charged for garage letting	Agreed in principle – detailed implementation to be undertaken by Garages working party
Stated target for increase in revenue to be set for first year of rents after the programme is implemented	Garage rental to increase 5% 2011-12; more detailed work to be undertaken by working party
Security of keys to empty garages and the cost of changing door locks in the event of any keys going missing.	One key that cannot be copied is provided for each garage and is handed over to tenant once they sign a lease. In the event of their losing the key, they have to pay for a new lock and key. When a tenant vacates a garage, the lock has to be changed for security reasons. This is now done just before the new tenant takes possession to overcome previous problems with vandalism.

Principles for inclusion in Garages Strategy

The Task and finish group suggests that the Council's overall purpose in providing garages should be to manage the garage stock and council-owned land in order to optimise:

- Revenue
- Off Road car parking
- Provision of Social Housing to meet the needs of the District.

The ultimate aim for garages should be that:

- All garages that remain in Council ownership be fully occupied
- Garages that cannot be let be developed

Suggested Principles regarding Garage site use

Principles to be in line with the guidelines drawn up by the Task and Finish group on Charging for Council Services.

1. Wherever possible, garages to continue to be used for parking cars.

- Differentiated rents to be charged depending on demand and location.
- Rents to be related to market rates.
- Standard rent to be higher than currently for certain sites eg the city centre where competitive forces permit higher charges
- Garage sites on the fringes of the city, in rural areas or in areas of low demand to be offered at a reduced rent.
- Council tenants will continue to pay no VAT on rate charged.
- This may or may not require additional investment. Sites for investment will be identified as outlined in *Appendix A* below.
 - Sites highlighted in green (70% or above) should be left as garages because of high occupancy rates.
 - Sites highlighted in orange (between 36% and 69%) are suitable for investment/additional action to increase occupancy levels.
 - Sites highlighted in red (35% or less) have such a low occupancy level and/or poor state of repair that they should be considered for disposal.

Where this is not possible/practical:

2. Keeping sites as garages but extending use

- e.g. offering storage, perhaps at a higher rate (see *Appendix B* for other Hertfordshire Councils allowing or not allowing storage)
- Insure the garages for use as storage as Full Repair and Insure Lease (FRI Lease).

Where this is not possible,

3. Discontinue provision of garages on site but allow continued use for parking

- e.g. by giving a hard surface such as tarmac, securing and gating. Charge for this service.
- Monitor progress of trial at Partridge Rd to identify how this is progressing. Speak to Asset Manager and receive quarterly report.

4. Developing sites

- Where sites are developed by third parties (typically Housing Associations or not-for-profit organisations), SADC to ensure wherever possible it maintains a revenue stream
- Sites may be combined with other SADC land assets as appropriate to give a size of site attractive to developers eg in case of Cotlandswick.
- Planning regulations to allow this to happen
- SADC to consider transferring land at 0% cost to Housing Associations to compensate them for the future loss of Housing grants. It is important that the business of providing low-cost housing is still attractive to them.
- In return,
 - SADC would keep rental from garages,
 - SADC would exercise its Nomination rights so that the Housing Association would take designated people from the SADC housing waiting list.
- Further investigation currently being undertaken by Task and Finish group to match the requirements of Housing Associations and SADC to ensure sites identified for development are appealing
 - eg currently shared ownership is the model that many find the most attractive.

- This may include releasing sites with outline planning permission granted, to save the many years that it can take for Housing Associations to get planning permission.
- Examples of what can be achieved by redevelopment were presented to the Group in December 2010. This information is included at *Appendix C* for information.

5. Sell off some of the Sites

- Where none of the above options can be pursued and where the site is of no interest to Housing Associations because of size of plot or other limitations
 - Sell with Planning Permission because without it, land is almost worthless.

6. Garages to be actively marketed, especially in areas of low occupancy.

- For example, advertise the fact that garages could be used by commuters as a low cost form of parking near the station.

7. Cross-Council responsibility for Garages

- Preferably individual to be from Housing, with responsibility for ensuring Planning, Estates and Housing work together in developing garages.
- To focus on working together to package sites/get planning permission quickly, whereas it would very difficult for agencies to do this

8. Involve interested parties

- Ensure the input of ward and parish councillors and the City Forum in garage site development eg in helping to identify sites for development.
- Once a site has been identified for development, SADC to set up a working group, including local and ward councillors.
- Garages report to Cabinet to incorporate the idea that SADC should continue to approach wards and parishes for their input into garage site development, as currently.

9. Reduce the risk of Anti-Social Behaviour at certain garage sites.

- By using “Better by Design” principles when developing garage sites ie ensuring sites are overlooked and have regular footfall

- Ensuring that police car patrols include garage sites in their rounds
- If storage is permitted in garage sites, ensure these sites are also used for parking or that sites are overlooked by neighbouring houses to discourage Anti-social behaviour (ASB).

Future Work schedule Recommendations

- The Garages Task and Finish group recommends that a Garages Working Party to be established by Overview and Scrutiny (Public Services), once the Strategy principles document has been agreed.
- The Working Party would be cross-party and cross-Council to investigate options for a site thoroughly before a decision is taken by Cabinet and to get quicker resolutions than are currently achieved. Many sites will need to be looked at on a case-by-case basis, and will benefit from the attention that the working party can give them.
- All decisions regarding garage sites or development sites involving garages to be considered and commented on by a Garages Working Party before going to OS Committees or Cabinet.
- Membership of this working party to be:
 - One Councillor from each party, including Independent, to ensure cross-party representation
 - A lead officer and support: Asset manager and resource from Planning suggested to ensure cross-Council working
 - One or two tenants. This currently works successfully in setting Housing rents.
- The working party would tap into the expertise and local knowledge of ward Councillors as required by the garage sites that are being focused on.
- This working party would look into further developing
 - Differentiated rents
 - Optimised use of sites identified for development
 - Current and future garage strategies




Appendices

Appendix A: Garage occupancy levels

Appendix B: Use of Council Garages for Storage within Hertfordshire

Appendix C: Examples of Potential Development on Garage Sites

Appendix A: Garage Occupancy Levels¹

Key	Occupancy
	70%+
	> 40%
	< 40%

¹ As of April 2011

NM Reference	Garage Block	Ward	Total	Void	Let	Percentage Let	Development Potential / Comments
	1-11 Abbey Avenue Garages	Verulam	11	3	8	73%	Very small-scale development possible but not very viable. Shops and flats have rights of way over access road.
S88	1-25 Abbots Avenue West Railway	Sopwell	25	11	14	56%	Six to eight Maisonettes or four elderly persons bungalows. Land may possibly be considered back land & loss of parking may be an issue as there is little parking in Holyrood Crescent.
S86	1-49 Abbots Avenue West Shops	Sopwell	40	18	22	55%	
C-260	1-7 Admirals Close Garages	Colney Heath	7	0	7	100%	Very small site but room for two flats if amenity land included.
HW 141	52-61 Alder Close Garages	Park Street	10	0	10	100%	Two to four flats or two to three elderly person bungalows. Loss of parking may be an issue. Right of Way 2 pedestrian gates from adjoining properties.
HW 140	62-68 Alder Close Garages	Park Street	7	1	6	86%	Two to four flats or two to three elderly person bungalows. Loss of parking may be an issue. Right of Way 2 pedestrian gates from adjoining properties.
S177	1-15 Aldwick Court Garages	Cunningham	15	1	14	93%	Overlooking issues from adjoining flats. Loss of parking a likely issue. One garage being used by caretakers. ROW Access to 10 parking spaces from the flats
S-276	1-14 Anson Close Garages	Cunningham	14	0	14	100%	Possible to create one dwelling on each site if land taken from nos. 29 and 31 Nelson Avenue, both of which are SADC owned. Otherwise, sites too small.
	Ashley Road Garages	Ashley	1	0	1	100%	
W106	1-12 Beech Crescent Garages	Wheathampstead	12	5	7	58%	Two or three 2/3 bedroomed properties or block of two to four flats. Need to retain pedestrian access.
S-261	1-6 Belmont Court Garage	St Peters	6	0	6	100%	Too small for development.
	1 Betty Entwistle Garage	Sopwell	1	1	0	0%	
L153	1-36 Bluett Road Garages	London Colney	36	6	30	83%	
S188	1-33 Blundell Close Garages	Batchwood	33	27	6	18%	Priority for redevelopment (A) only 18% garages let
H167	1-20 Bowling Close Garages	Harpenden West	20	3	17	85%	Potential for four flats, but possible overlooking issues. Status of pedestrian access needs to be verified. Loss of parking could be an issue as there are a lot of flats in a small area with very little parking. One garage being used for eviction storage. Right of Way Pedestrian access from flats in Queens Road.
W-262	1-19 Brewhouse Hill Garages	Wheathampstead	19	2	17	89%	Development possibilities nil unless land can be acquired and access to the site improved. Two garages are being used for eviction storage. Right of Way Issues
	1-4 Butterfield Lane Garages	Sopwell	4	1	3	75%	Too small for development.
L152	79-94 Caledon Road Garages	London Colney	16	6	10	63%	Difficult to develop without improved access. This would involve demolition of adjoining properties to give better potential.
S181	1-13 Canberra Close Garages	Marshalswick South	13	2	11	85%	Two or three houses or four flats. Amenity parking might be tight for flats. Loss of parking may not be acceptable.
S-263	1-29 Cell Barnes Lane Garages	Cunningham	29	6	23	79%	
S-264	1-7 Chalkdell Fields Garages	Marshalswick South	7	1	6	86%	Small, only suitable for one or two dwellings unless extra land purchased.
S118	Chiltern Road Garages	Marshalswick North	44	4	40	91%	Blocks not identified Block of four & eleven flats accessed from different roads but considered as one block.
	1-4 Clarence Road Garages	Clarence	4	0	4	100%	
H-265	Clarendon Court Garages	Harpenden North	31	6	25	81%	Blocks not identified Due to rights of way not possible to develop the site.
	1-5 Coningsby Bank Garages	Sopwell	5	0	5	100%	

NM Reference	Garage Block	Ward	Total	Void	Let	Percentage Let	Development Potential / Comments
L150	1-29 Cotlandswick Garages	London Colney	29	12	17	59%	Good size and good access. Orientation of properties around it give appearance of back land development. Assuming no planning objections four to six flats or four houses possible but loss of parking may be an issue.
L-151	30-59 Cotlandswick Garages	London Colney	30	29	1	3%	Garages in poor condition - priority for redevelopment (A). FRA required. Main sewer through NE of site. TPO tree to south. Can yield 6 dwellings + 8 car garage & space.
	103-110 Cotlandswick Garages	London Colney	8	3	5	63%	
L-149	119-132 Cotlandswick Garages	London Colney	14	7	7	50%	Garages in poor condition - priority for redevelopment (A). Can yield 3 dwellings + 11 car spaces / garages.
L-148	141-162 Cotlandswick Garages	London Colney	22	14	8	36%	Garages in poor condition - priority for redevelopment (A). Can yield 4 dwellings and 10 car spaces / garages.
S-87	1-19 Cottonmill Lane Garages	Sopwell	19	17	2	11%	Drainage easement along south western boundary of the site. Access to allotments vehicular access to no 67 by way of annual licence Possible green belt site. Access could be improved by purchasing land from adjoining occupier. Also site could be increased in size using land currently part of allotment site.
S-87	760-762 Cottonmill Lane Garages	Sopwell	2	1	1	50%	
S90	1-23 Creighton Avenue Garages	Sopwell	23	3	20	87%	Possible green belt site. Access could be improved by purchasing land from adjoining occupier. Also site could be increased in size using land currently part of allotment site. Right of way 26 Holyrood Cres. vehicular access gate to rear accessed through garage site. Footpath running between 2 smaller blocks
Nr H163	1-6 Dark Lane Garages	Harpenden South	6	0	6	100%	
	1 Deacon Close Garage	Sopwell	1	1	0	0%	
S232	1-47 Downedge Garages	Batchwood	29	13	16	55%	8-15 - Site plus parking area suitable for two flats, or four to six flats/four to five terraced houses, with inclusion of amenity land. One garage is being used for eviction storage.
S131	1-68 Drakes Drive Garages	Cunningham	70	38	32	46%	(A) Priority For Affordable Housing. Combine with S-132. Main sewer through site.
S245	1-5 East Lane Garages	Wheathampstead	5	2	3	60%	
HW139	1-14 Fairhaven Garages	Park Street	14	2	12	86%	Category 1 for part dev. only. In theory, site could be developed, as it is flat and has good access. Would be suitable for a small development of flats, houses or OAP bungalows. However, parking in area is difficult. Loss may be an issue; also if vehicular accesses to 66a & 68 are irrevocable this would have impact on developability of site. Could possibly raise capital by demolishing garages, selling part of land to owner of land to rear of 6&7, and creating car park from remainder.
S95	1-7 Fernecroft Garages	Sopwell	7	0	7	100%	
W282	3-8 Firbank Road Garages	Marshalswick South	4	1	3	75%	4 garages still SADC; 4 sold under Right to Buy. Awkward shaped site. Co-operation of private garage owners would be needed. Limited potential.
tbc	7-21 Five Acres Garages	London Colney	15	6	9	60%	
tbc	22-28 Five Acres Garages	London Colney	7	3	4	57%	

NM Reference	Garage Block	Ward	Total	Void	Let	Percentage Let	Development Potential / Comments
L147	36-43 Five Acres Garages	London Colney	8	1	7	88%	
tbc	44-60 Five Acres Garages	London Colney	17	5	12	71%	
S132	1-44 Frobisher Road	Cunningham	44	14	30	68%	44 garages / 30 occupied. Consider with S-131 for development. Main sewer through site
S121-123	Furze Avenue Garages	Marshalswick North	82	11	71	87%	Several vehicular and pedestrian access gates in the fences of properties in Marshalswick Lane. Back land. Not likely to be developable unless access can be improved. Private homes have long gardens which it might be possible to acquire. One garage being used for eviction storage.
S172	1-8 Gordon Close Garages	Cunningham	8	4	4	50%	Small site, good condition, retained for refurbishment at minimal cost
	Gorham Drive Garages	Sopwell	1	0	1	100%	Blocks not identified
	1-2 Gorse Corner Garages	Batchwood	2	1	1	50%	
H163	1-10 Grove Road Garages	Harpenden South	10	0	10	100%	Two terraced homes or elderly person's bungalows. Possible issues at loss of parking
S224	1-12 Haig Close Garages	Cunningham	12	0	12	100%	Small site, good condition, retained for refurbishment at minimal cost
C159	1-38 Hall Gardens Garages	Colney Heath	38	7	31	82%	
	1-6 Hall Place Close Garages	Clarence	6	0	6	100%	
H166	1-17 Health Close Garages	Harpenden West	17	2	15	88%	
H-268	6-18 Hickling Way Garages	Harpenden East	6	2	4	67%	
S-269	1-10 High Oaks Garages	Batchwood	10	1	9	90%	Site small and right of way to adjoining community Centre means that unlikely to get planning permission. One shed, also 2 garages boarded. One garage being used for eviction storage.
W105	18-24 Hillydyke Garages	Wheathampstead	0	0	0	0%	Four 2 storey flats or three 2/3 bed houses. May need to provide alternative pedestrian access to flats. One garage being used by BSG for storage.
W104	25-36 Hillydyke Garages	Wheathampstead	12	7	5	42%	
W107	37-50 Hillydyke Garages	Wheathampstead	14	4	10	71%	Good development potential for three houses or four flats. One garage being used to store sandbags.
W108	51-56 Hillydyke Garages	Wheathampstead	6	3	3	50%	
W109	60-69 Hillydyke Garages	Wheathampstead	10	9	1	10%	Garage site alone: four 2/3 bed terraced homes or six low rise flats. Possibilities improve if amenity land is included.
W110	70-76 Hillydyke Garages	Wheathampstead	7	2	5	71%	Garage site alone: two 4 bed houses or two maisonettes. Including amenity land: four 2/3 bed houses, or up to six flats. Need to assess parking /amenity req. One garage is being used for eviction storage.
W279	77-87 Hillydyke Garages	Wheathampstead	11	4	7	64%	
W114	88-95 Hillydyke Garages	Wheathampstead	8	2	6	75%	
W103	104-120 Hillydyke Garages	Wheathampstead	17	16	1	6%	Four 2-3 bed houses or six low-rise flats. W103
W280	121-124 Hillydyke Garages	Wheathampstead	4	2	2	50%	
W101	125-134 Hillydyke Garages	Wheathampstead	10	4	6	60%	Four to six flats, or four terraced houses possible, but overlooking issue with adj. flats, one of which has window at ground floor level. One garage being used by caretakers.
W102	135-151 Hillydyke Garages	Wheathampstead	17	8	9	53%	
W281	152-155 Hillydyke Garages	Wheathampstead	4	0	4	100%	
W113	156-164 Hillydyke Garages	Wheathampstead	9	1	8	89%	
W223	165-167 Hillydyke Garages	Wheathampstead	3	0	3	100%	
W112	168-176 Hillydyke Garages	Wheathampstead	9	4	5	56%	

NM Reference	Garage Block	Ward	Total	Void	Let	Percentage Let	Development Potential / Comments
W111	177-181 Hilldyke Garages	Wheathampstead	5	1	4	80%	Site small, but if amenity land included then potential for two 1/2 bed houses. W111
S-127	Hobart Walk Garages	Marshalswick South	22	1	21	95%	Blocks not identified
S-89	17-25 Holyrood Crescent Garages	Sopwell	9	1	8	89%	Rights of way restrict potential of site. Unlikely to be developable. One garage being used for storage.
S134	1-21 Kempe Close Garages	Sopwell	21	3	18	86%	
S232	1-66 Ladies Grove Garages	Batchwood	66	21	45	68%	(A) - very expensive to refurbish
	1 Leacroft		1	0	1	100%	Single Wardens Garage
Nr S90	1-16 Lectern Lane Garages	Sopwell	15	3	12	80%	See 1-23 Creighton Avenue Garages
	1-2 Links View Garages	Batchwood	1	0	1	100%	
	3-4 Links View Garages	Batchwood	2	0	2	100%	
	1-6 Linley Court Garages	Marshalswick South	6	1	5	83%	Garages are an integral part of building. Cannot develop.
W-271	1-8 Lower Luton Road	Wheathampstead	8	0	8	100%	
	2-4 Lower Luton Road Garages	Wheathampstead	3	0	3	100%	
H383	1-7 Lyndhurst Court Garages	Harpenden East	7	2	5	71%	
S128	1-24 Malthouse Court Garages	St Peters	24	2	22	92%	
S116	68-90 Malvern Close Garages	Marshalswick North	31	6	25	81%	
S198	1-10 Mandeville Drive Garages	Sopwell	10	4	6	60%	Two Maisonette, but possible issues re. parking and overlooking.
S125/126	1-17 Melbourne Close Garages	Marshalswick South	14	3	11	79%	Small plot, but possible to put up two 3 bedroomed houses
S117	54-67 Mendip Close Garages	Marshalswick North	14	0	14	100%	Two or three homes could be fitted on site, but orientation may be a problem
H170	1-20 Milford Hill Garages	Harpenden East	20	7	13	65%	
H98	Noke Shot Garages East	Harpenden East	36	28	8	22%	Blocks not identified Narrow access. Land to be sold of to pay for access land to H-168.
H99	Noke Shot Garages West	Harpenden East	20	3	17	85%	Blocks not identified
	798-799 Nuns Lane Garages	Sopwell	2	0	2	100%	
H162	1-15 Oakley Road Garages	Harpenden South	15	1	14	93%	
NrW244	1-6 Offas Way Garages	Wheathampstead	6	1	5	83%	
W158	22-80 Offas Way Garages	Wheathampstead	44	39	5	11%	Can yeild 7 dwellings + 15 car spaces /garages. Query ownership of land to the North.
	789A-799A Old London Road Garages	St Peters	2	0	2	100%	Too small for development.
L-272	29-35 Oldfield Road Garages	London Colney	7	1	6	86%	
	1-3 Oysterfields Garages	Batchwood	3	0	3	100%	
tbcc	1-8 Park Street Garages	Park Street	8	1	7	88%	Very small site and access poor. Parking in area poor, so loss of spaces unlikely to be acceptable.
	799 Park Street Garages	Park Street	1	0	1	100%	Very small site and access poor. Parking in area poor, so loss of spaces unlikely to be acceptable.
S175	1-131 Partridge Road Garages (upper)	Batchwood	57	30	27	47%	
S175	1-131 Partridge Road Garages (Lower)	Batchwood	0	0	0	0%	Demolished
S175	1-14 Partridge Road Garages(Co.Cen)	Batchwood	14	13	1	7%	
H97	1-16 Porters Hill Garages	Harpenden East	16	2	14	88%	
S-273	1-26 Queens Court	Clarence	27	3	24	89%	No possibility of development due RofW & limited parking. One garage being used by caretakers.
HW225	1-20 Radlett Road Garages	Park Street	20	6	14	70%	Site narrow and access poor. Likely to be considered back land. Poor parking in area so loss of spaces likely to be considered unacceptable.
S160	1-16 Reynolds Crescent Garages	Sandridge	16	2	14	88%	

NM Reference	Garage Block	Ward	Total	Void	Let	Percentage Let	Development Potential / Comments
tbc	60-63 Riverside Road Garages	Sopwell	4	0	4	100%	
tbc	52-59 Riverside Road Garages	Sopwell	8	0	8	100%	Given rights of way that exist, no possibility of development. Three garages being used by caretakers. Two garages being used for storage by Project Group.
tbc	44-51 Riverside Road Garages	Sopwell	8	4	4	50%	Given rights of way that exist, no possibility of development. Three garages being used by caretakers. Two garages being used for storage by Project Group.
tbc	40-43 Riverside Road Garages	Sopwell	4	1	3	75%	Given rights of way that exist, no possibility of development. Three garages being used by caretakers. Two garages being used for storage by Project Group.
tbc	32-39 Riverside Road Garages	Sopwell	8	1	7	88%	Given rights of way that exist, no possibility of development. Three garages being used by caretakers. Two garages being used for storage by Project Group.
tbc	23-31 Riverside Road Garages	Sopwell	7	1	6	86%	Given rights of way that exist, no possibility of development. Three garages being used by caretakers. Two garages being used for storage by Project Group.
tbc	17-24 Riverside Road Garages	Sopwell	8	1	7	88%	Given rights of way that exist, no possibility of development. Three garages being used by caretakers. Two garages being used for storage by Project Group.
tbc	1-16 Riverside Road Garages	Sopwell	16	2	14	88%	Given rights of way that exist, no possibility of development. Three garages being used by caretakers. Two garages being used for storage by Project Group.
	998 Rodney Avenue	Cunningham	1	0	1	100%	Too small to develop.
L154	103-138 Sanders Close Garages	London Colney	36	12	24	67%	
	1-3 Sandpit Lane	Clarence	3	3	0	0%	
	701-702 Saxon Road Garages	Wheathampstead	2	0	2	100%	Too small. Access sold to 46/47.
H164	1-16 Sherwoods Rise Garages	Harpden South	16	1	15	94%	Three 3 bed terraced houses or a block of four to six flats, but possible overlooking and parking problems. Possible Right of way with pathway along the site
H165	17-30 Sherwoods Rise Garages	Harpden South	14	0	14	100%	Three 3 bed terraced houses or block of four to six flats, but possible overlooking problem and lack of parking.
S227/228	35-60 Shottfield Close Garages	Sandridge	26	3	23	88%	
C176	1-11 Sleafshyde Lane Garages	Colney Heath	11	5	6	55%	Difficult to develop without improved access involving purchase and demolition of adjoining property.
C176	31-39 Sleafshyde Lane Garages	Colney Heath	9	5	4	44%	Difficult to develop without improved access involving purchase and demolition of adjoining property.
R78	1-41 Snatchup Garages	Redbourne	40	14	26	65%	
H167	1-15 Southdown House Garages	Harpden West	15	1	14	93%	Irregular shape; difficult to develop. One garage being used for storage.
H169	1-8 Southview Road Garages	Harpden East	8	1	7	88%	
S229	20-40 St Pauls Place Garages	Clarence	21	1	20	95%	a) possible to erect four flats but may be parking issue. b) Rear of site very narrow. Could erect two flats if all garages demolished. Could provide parking on narrow part of site but loss of parking may still be an issue. One garage being used by caretakers Right of Way Number of vehicular gates to rear of properties in Blandford Road and Clarence Road. Licences granted. Rights granted to flat owners over access roads.

NM Reference	Garage Block	Ward	Total	Void	Let	Percentage Let	Development Potential / Comments
S-274	8-19 St Pauls Place Garages	Clarence	12	0	12	100%	
	41 Stanhope Road	St Peters	1	0	1	100%	Too small for development.
R71	1-24 Stephens Way Garages	Redbourne	24	9	15	63%	Underground main sewer through part of the site will reduce the net developable
H168	1-33 Tallents Crescent Garages	Harpden East	33	17	16	48%	Underground main sewer through part of the site will reduce the net developable
R-275	21-35 Tassell Hall Garages	Redbourne	15	8	7	47%	
S92	1-17 Tavistock Close	Sopwell	17	7	10	59%	Two to three terraced houses or elderly persons' bungalows RoW Sub station to rear of 125 Tavistock Close
S191	1-61 Telford Court Garages	St Peters	61	10	51	84%	Garages are on different levels. There is a car park adjoining the flats, but parking is at a premium. Development not really feasible without including flats as well. Three garages being used by caretakers.
L155	37-102 Telford Road Garages	London Colney	50	43	7	14%	Join with 91 Shenley Lane (A) Site in poor condition priority for redevelopment.
B136-138	Tennyson Road Garages	St Stephens	44	11	33	75%	Blocks not identified
S144	1-33 Therfield Road	Batchwood	33	10	23	70%	
	1A-3A Therfield Road	Batchwood	3	0	3	100%	
S236/237	68-81 Thirlestane Garages	Marshalswick North	14	2	12	86%	Rights of way, limited local parking and mature trees mean little or no development possibility. One garage being used by caretakers. One garage being used for storage.
S237	31-67 Thirlestane Garages	Marshalswick North	37	7	30	81%	Rights of way, limited local parking and mature trees mean little or no development possibility. One garage being used by caretakers. One garage being used for storage.
S236/237	16-30 Thirlestane Garages	Marshalswick North	15	3	12	80%	Rights of way, limited local parking and mature trees mean little or no development possibility. One garage being used by caretakers. One garage being used for storage.
S236/237	1-15 Thirlestane Garages	Marshalswick North	15	3	12	80%	Rights of way, limited local parking and mature trees mean little or no development possibility. One garage being used by caretakers. One garage being used for storage.
S143	1-42 Thirlmere Drive	Cunningham	42	10	32	76%	Rights of way, limited local parking and mature trees mean little or no development possibility. One garage being used by caretakers. One garage being used for storage.
	38 Toulmin Drive	Batchwood	1	0	1	100%	
S85	1-34 Trumpington Drive Garages	Sopwell	34	9	25	74%	
Nr S183	1-41 Tudor Road Garages	Marshalswick South	40	8	32	80%	
S-270	1-4 Valley Road Garages	Marshalswick South	4	0	4	100%	
S230	1-15 Vicarage Close	Sopwell	14	2	12	86%	
B-277	1-7 Victor Smith Court Garages	St Stephens	7	0	7	100%	
L156	20-37 Walsingham Way Garages	London Colney	18	5	13	72%	
S93	1-17 Watling View East Garages	Sopwell	17	7	10	59%	Loss of parking may be an issue. Three to four terraced houses possible. Two garages being used for eviction storage and one being used for storage by K.H. & Co. by arrangement ROW Vehicular access to private garages in Ashby Gardens along access to garage block. Pedestrian gate in 63 Watling View not affecting site
S94	1-24 Watling View West Garages	Sopwell	24	4	20	83%	
	Wavell House Garages	Cunningham	1	0	1	100%	Too small to develop.

NM Reference	Garage Block	Ward	Total	Void	Let	Percentage Let	Development Potential / Comments
S-278	1-12 Waverley Road Garages	Batchwood	12	2	10	83%	Overlooking issues and difficulties given the rights of way for the flats. One garage being used for storage.
H171	Westfield Road Garages	Harpenden North	21	3	18	86%	Blocks not identified Linked to Westfield Allotment Site report to September Cabinet. Unlikely to recommend Affordable Housing. 90% occupancy, look to use FOG's
HW142	81-96 White Beams Garages	Park Street	16	1	15	94%	Possible Affordable housing. FOG
HW174	97-100 White Beams Garages	Park Street	4	0	4	100%	Possible Affordable housing. FOG
S173	16-37 White Hedge Drive Garages	Batchwood	22	11	11	50%	See Below
S173	1-15 White Hedge Drive	Batchwood	15	10	5	33%	Development possibilities for six to eight flats, subject to planning. Loss of parking may be an issue. However if the opposite garage block was demolished it would be possible to create an off road parking area. Three garages boarded up.
H-276	1-17 Whitings Close Garages	Harpenden East	17	14	3	18%	Development difficult as very narrow and access poor. Likely to be considered back land development.
	16-19 Windmill Avenue Garages	Cunningham	4	0	4	100%	3 of the garages are sold. Remaining site too small, but may be possible to acquire land from no. 93 or re-purchase garages.
S219	1-8 Wingate Way	Cunningham	8	1	7	88%	Small site, good condition, retained for refurbishment at minimal cost
S130	9-19 Wingate Way	Cunningham	11	1	10	91%	Small site, good condition, retained for refurbishment at minimal cost Right of way to 19/21 Wingate Way
C231	1-18 Wistlea Crescent Garages	Colney Heath	18	3	15	83%	Irregular shape, very narrow at one end. Potential would improve if access developed by acquiring and demolishing adjoining property. One garage being used for storage.
Park Home Parking	4-12 Woodvale Park	Ashley	9	2	7	78%	

2688 834 1854 69%

Appendix B: Use of Council Garages for Storage within Hertfordshire

- Ten Hertfordshire Councils were surveyed, including St. Albans District Council.
- Of these, two no longer have any garages, four do not allow storage and four allow storage.
- All councils prioritise car parking over storage. In a number of cases, the only purpose of garages is to keep cars off the streets as far as possible.
- Active marketing of garages is undertaken by some Councils; different methods seem to suit different areas eg leafleting very effective in one Council area and not useful in another.
- *Four Councils do not allow storage*
 - Three give warning to tenants to remove stored materials within a certain length of time if identified. This is enforced with a Notice to Quit if not complied with.
 - One turns a blind eye if there are no complaints
- *Two Councils allow storage but permission has to be sought first*
 - Both said no one had asked for permission for storage
- *Two Councils allow storage or car parking without restrictions*
 - They work on the principle that it is better to let a garage than have it empty.
 - One council found that allowing storage made a big difference to occupancy rates.
 - Where a garage is currently used for storage but it is wanted for a car, Council would offer the tenant storage in a different garage
 - This is specified in the tenancy agreement.
 - No Council with experience of allowing storage felt that vandalism was worse where materials are stored rather than cars (this is at variance with SADC experience)
 - Additional security measures used to reduce vandalism where materials are stored include:
 - Ensuring that garage blocks have mixed use, so some are for cars and some for storage

- Allowing tenants to have additional security added by the maintenance company at the tenant's expense (although one Council felt that too much security attracts unwanted attention).
- The contract used by Welwyn Hatfield was seen to be a good model by our in-house legal team.
- In the case of these two Councils, they have investigated allowing garages to be used for storage where occupancy levels of garages were low. Some only allow storage in areas of low demand.
- Where storage is allowed, occupancy is around 50% garages, 50% storage.
- When garage keys are returned, Council inspects garage to see whether it is suitable for storage before letting it for that purpose
- Tenants are given instructions about what can and cannot be stored and how it should be stored eg off the ground and away from the walls to avoid damp.

Appendix C:

Examples of Potential Development on Garage Sites

Summary of Presentation to Garages Task and
Finish Group December 2010
Ny Moughal

Project Outline

- Ny Moughal is employed by SADC as a casual employee to help in a housing development capacity.
- Has been working with Heather Cheesbrough on the LDF and Core Strategy preparation work.
- Brief to help SADC identify council-owned and private-owned property with development potential.
 - These include, but are not exclusively, garage sites.
- He is working closely with Karen Dragovic and Stephen Jeremy to use occupancy rates and state of repair to produce a definitive list of potential sites for development.
- His objectives regarding garages are
 - To optimize the land value of each garage site and make more efficient use of the land.
 - To deliver affordable housing for the District, particularly three bedroom homes; the target is 100 affordable homes each year for next four years
 - To maintain a critical mass of garages
 - Be cost neutral
- He has identified possible ways of developing these sites to provide affordable housing and garages
- Next steps are for areas for further development to be agreed.

Land identification

- Total number of low occupancy garage sites and other land identified in the long list = 830.
- Total number of these garage units currently rented = 299
 - This represents 36% occupancy cp 65% average
- Analysis has identified a potential of approx 120, 2 & 3 bedroom residential units and 420 garage / car parking spaces can be realised from these sites.

Analysis

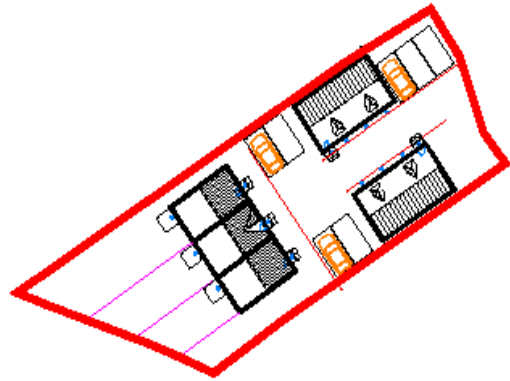
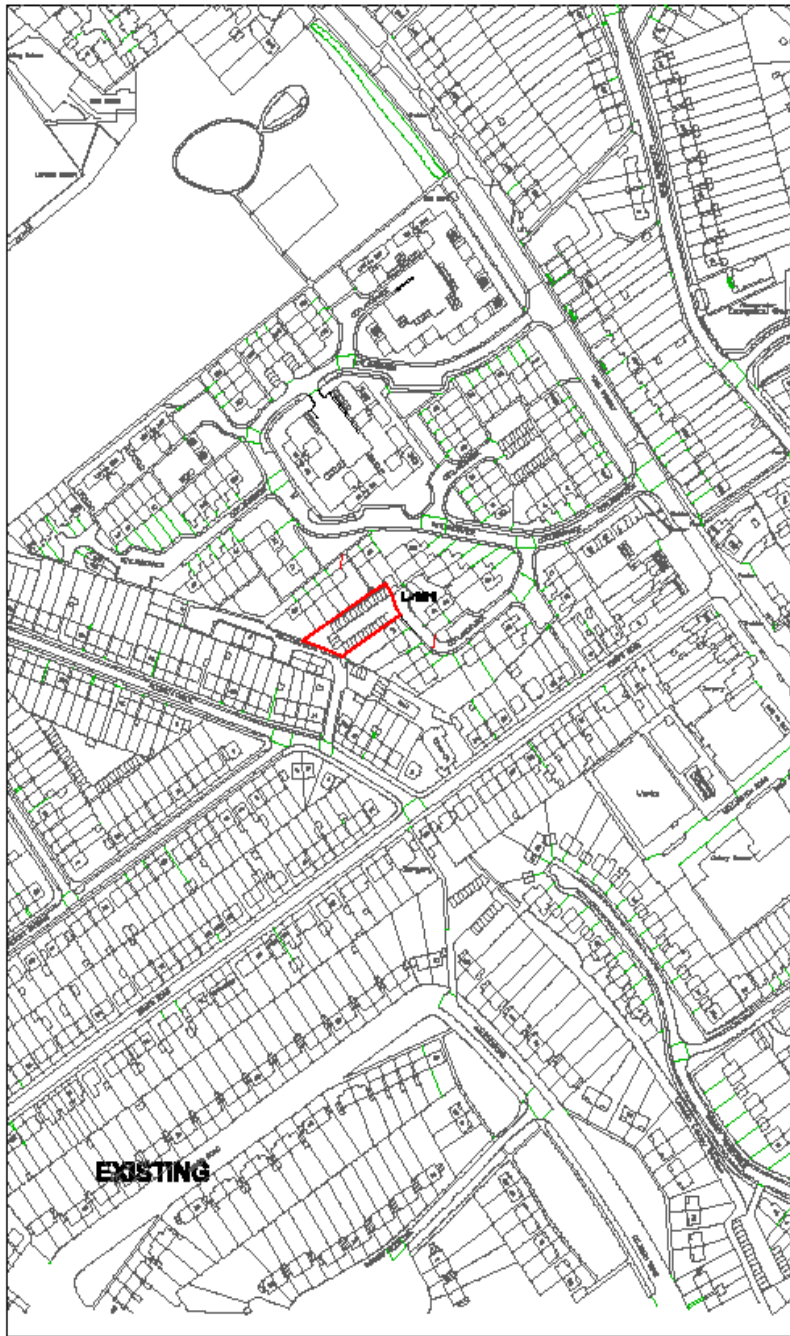
- Inefficient use of land. The average land take for one garage is 47msq. This figure should be closer to 28 msq per garage on average.
- Garage courts are poorly designed and do not comply with the principles of Secure by Design.
- Income generation from the rental of garage units is a benefit.
- Check to see if there are any site constraints that will render the site as non developable.
- * 47msq, based on the sites studied thus far.

Objectives

- Optimise the land value of each garage site.
- More efficient use of land.
- Proactively identify windfall land for residential.
- Help to deliver affordable housing for the District.
- Maintain an average quantum of garages through out the district.
- Revenue neutral.
- Explore packaging of multiple sites to make them more viable.
- Use of Houses & Coach Houses to provide both garage and housing.

What is a Coach House?





SITE CAN ACCOMODATE 5 UNITS.

Above is a possible layout solution for the garage site, without having done a constraints study.

**PROPOSED ACCOMMODATION
ON 0.09 Ha OF LAND**

MAXIMUM 2 STOREY HEIGHT
 2 BED COACH HOUSES = 2
 3 BED HOUSES = 3
TOTAL ACCOMMODATION = 5

**TOTAL ON SITE CAR PARKING /
GARAGES = 8**

FOR COMMENT ONLY

REV	-
REV	-
REV	-
REV	-
REV	-

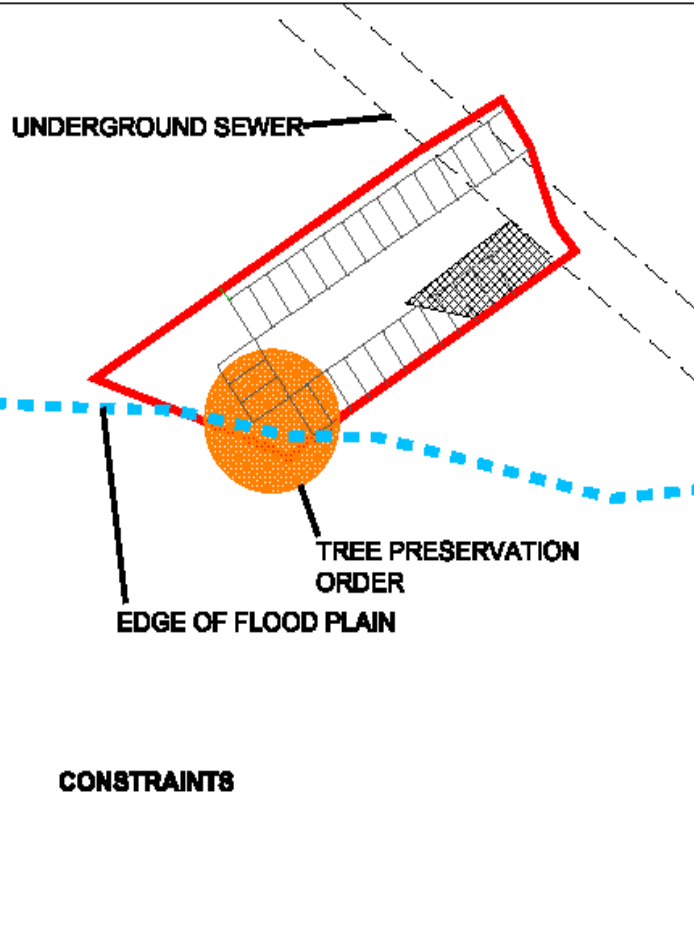
TITLE	PROPOSED LAYOUT SITE PLAN
SCALE	1:500 & 1:200 @ A3
DATE	NOVEMBER 2010
ADDRESS	50 - 58 COTTAGEBANK GARAGES LONDON COLNEY
CLIENT	ST ALBANS DISTRICT COUNCIL 67 PETERS STREET ST ALBANS Herts AL1 3JA
PLAN	001
DWG NO	L-191/1901

Viable layout for the site in terms of planning.

L-151

SITE LAYOUT

The constraints study shows that any layout would have to address the underground sewer, the TPO and the flood plane.



PROPOSED ACCOMMODATION ON 0.08 Ha GROSS OF LAND. 0.086 Ha NET DEVELOPABLE.	
MAXIMUM 2 STOREY HEIGHT 2 BED BUNGALOWS =	2
TOTAL ACCOMMODATION =	2
TOTAL ON SITE CAR PARKING / GARAGES =	6

FOR COMMENT ONLY

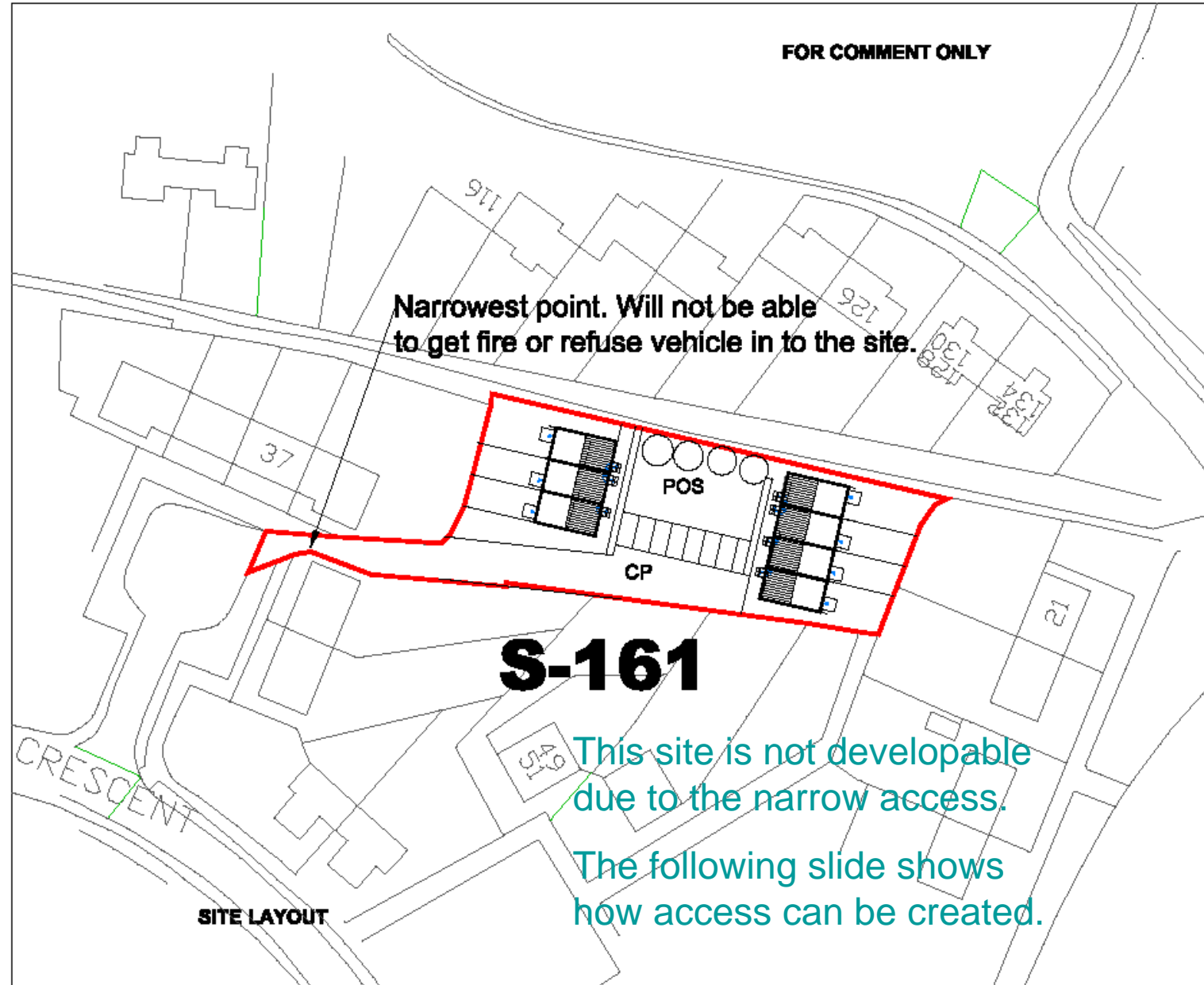
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REV	-
REV	-
REV	-
REV	-
TITLE	PROPOSED LAYOUT SITE PLAN
SCALE	1:250 & 1:500 @ A3
DATE	NOVEMBER 2010
ADDRESS	35 - 39 DOTTLANDSWICK BARAGES LONDON COLNEY
CLIENT	BY ALBANS DISTRICT COUNCIL BY PERIODIC REPORT BY ALBANS NORTH AL1 2LN
DWG NO	L-151/5802



FOR COMMENT ONLY

PROPOSED ACCOMMODATION
ON 0.16 Ha OF LAND

Narrowest point. Will not be able
to get fire or refuse vehicle in to the site.



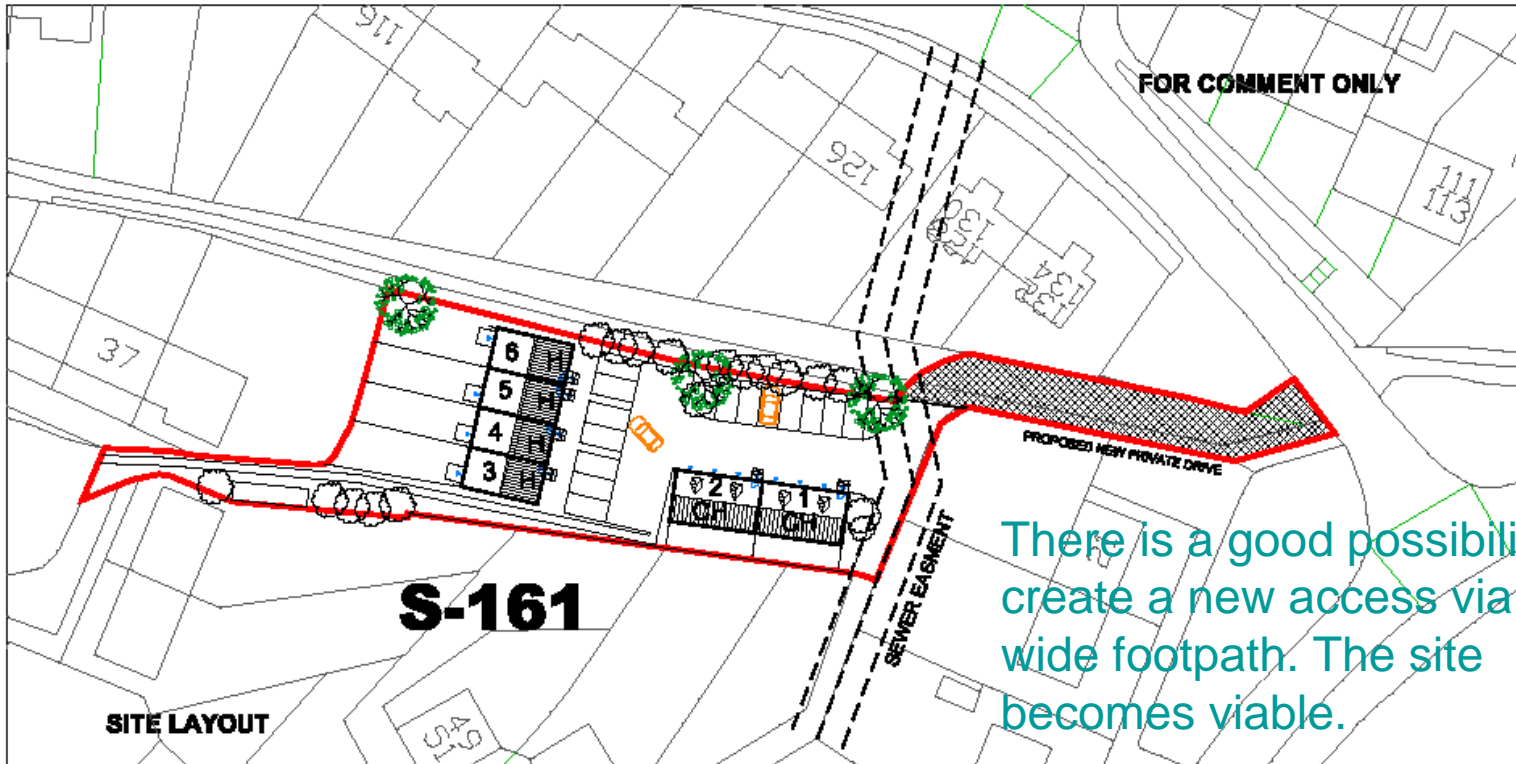
S-161

This site is not developable
due to the narrow access.

The following slide shows
how access can be created.

REV	-
REV	-
REV	-
REV	-
REV	-

TITLE	Non Developable
SCALE	1:500 & 1:2500 @ A3
DATE	NOVEMBER 2010
ADDRESS	BY LEICHAARD DRIVE/ST
CLIENT	BY ALBANS DISTRICT COUNCIL BY PETERBOROUGH BY ALBANS HWYTS ALS 201
NAME	ALS
DWG NO	S-161/A



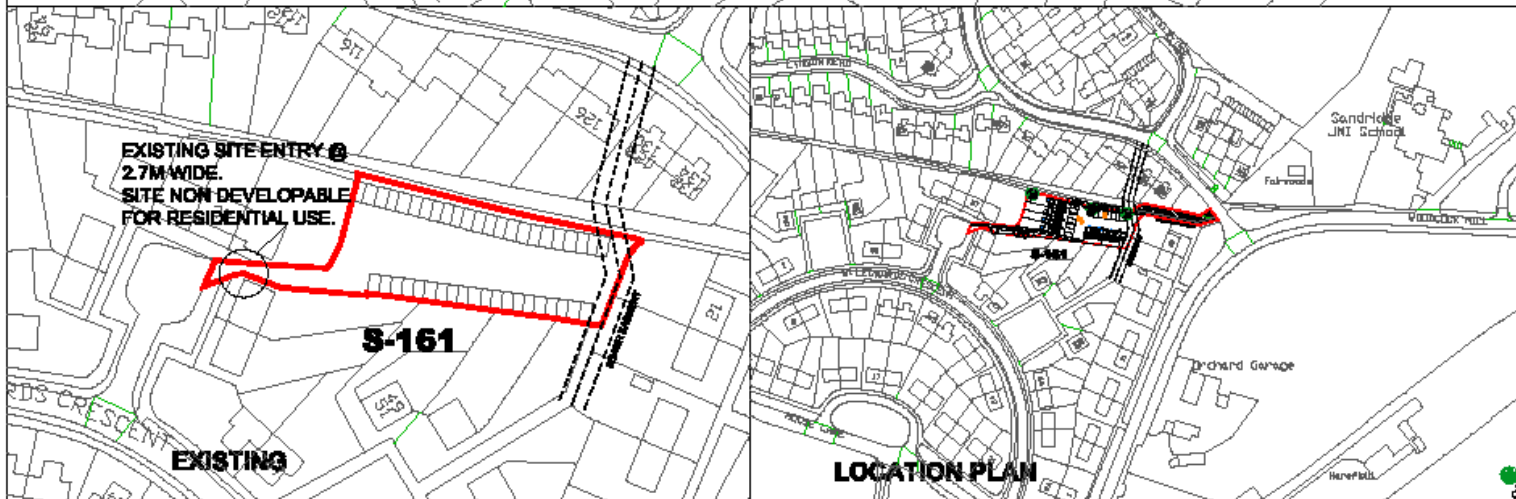
FOR COMMENT ONLY

PROPOSED ACCOMMODATION ON 0.08 Ha OF LAND	
MAXIMUM 2 STOREY HEIGHT	
2 BED COACH HSE =	2
3 BED HOUSE =	4
TOTAL ACCOMMODATION =	6
TOTAL ON SITE CAR PARKING / GARAGES =	
	20

S-161

SITE LAYOUT

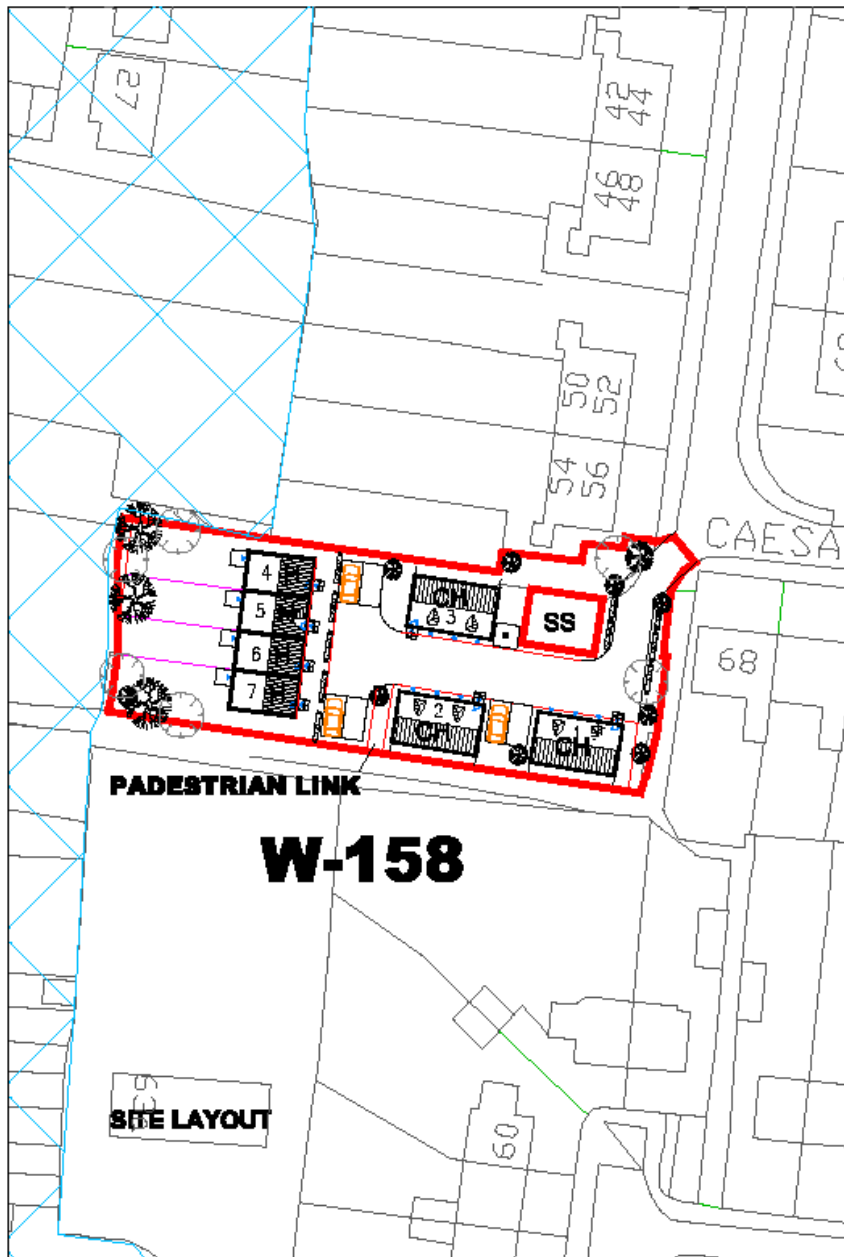
There is a good possibility to create a new access via this wide footpath. The site becomes viable.



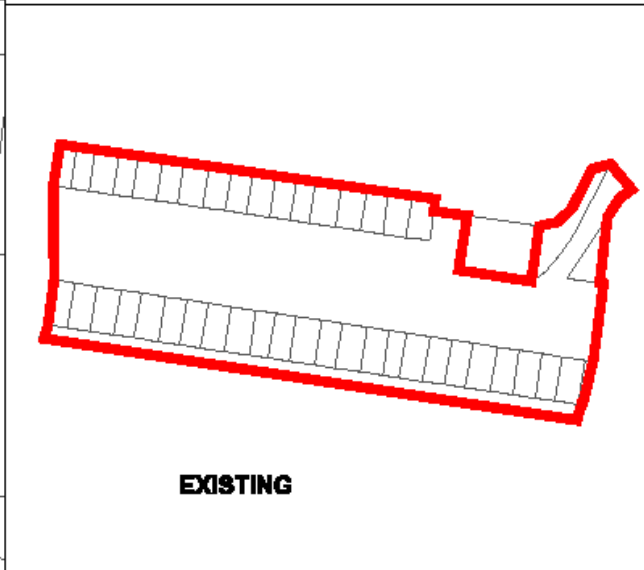
REV	-
REV	-
REV	-
REV	-
REV	-

TITLE	PROPOSED LAYOUT SITE PLAN
SCALE	1:500 & 1:200 @ A3
DATE	NOVEMBER 2018
ADDRESS	87 LEICHADE CRESCENT
CLIENT	BY ALBANS DISTRICT COUNCIL, 87 PETERS STREET, ALBANS, MERTS, AUSTRALIA
DWG NO	S-161/08K02






LOCATION PLAN



EXISTING

PROPOSED ACCOMMODATION ON 0.145 Ha OF LAND	
MAXIMUM 2 STOREY HEIGHT	
2 BEDROOM CH =	3
3 BEDROOM HOUSES =	4
TOTAL ACCOMMODATION =	7
TOTAL ON SITE CAR PARKING / GARAGES = 15	
 CONSERVATION AREA H 3 BED HOUSE CH 2 BED COACH HOUSE SS SUB-STATION	

FOR COMMENT ONLY

REV	-
REV	-
REV	-
REV	-
REV	-

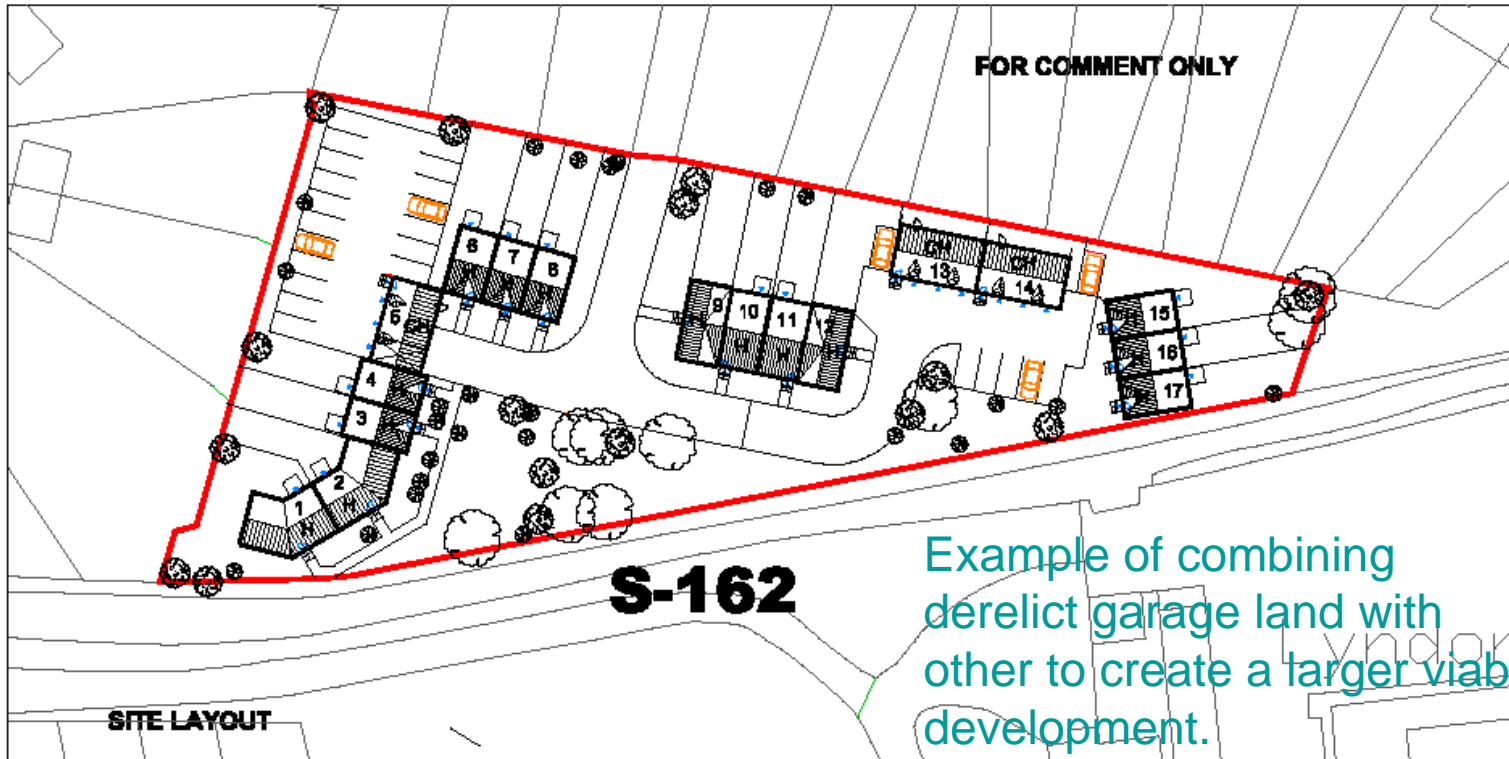
TITLE	PROPOSED LAYOUT SITE PLAN
SCALE	1:500 & 1:200 @ A1
DATE	NOVEMBER 2010
ADDRESS	CAESARS ROAD GARAGES WHEATHAMPTON
CLIENT	ST ALBANS DISTRICT COUNCIL BY PETERBURY BRIDGES BY ALBANY HOUSE MAY 2010
DWG NO	W-158/SK01

FOR COMMENT ONLY

PROPOSED ACCOMMODATION
ON 0.42 Ha OF LAND

MAXIMUM 2 STOREY HEIGHT
2 BED COACH HOUSE = 8
3 BED HOUSE = 14
TOTAL ACCOMMODATION = 17

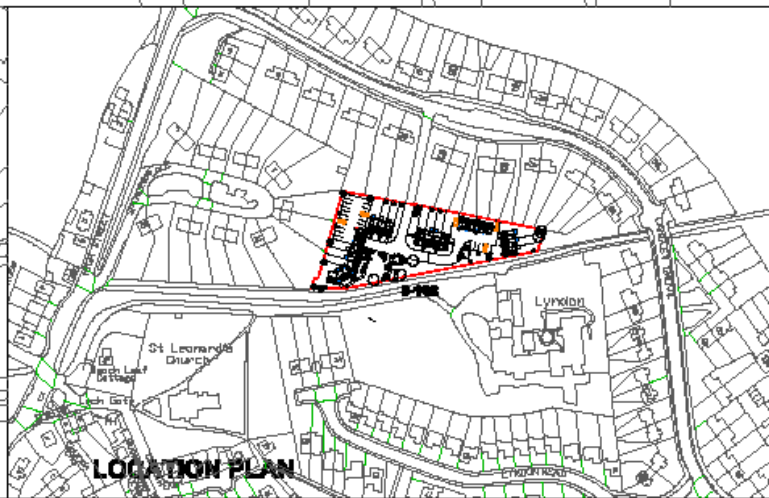
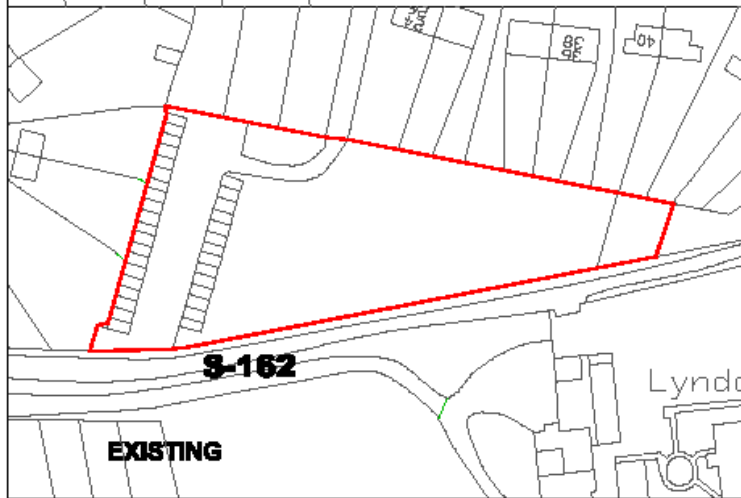
TOTAL ON SITE CAR PARKING /
GARAGES = 23



Example of combining derelict garage land with other to create a larger viable development.

SITE LAYOUT

REV	-
REV	-
REV	-
REV	-
REV	-



TITLE	PROPOSED LAYOUT SITE PLAN
SCALE	1:200 & 1:250 @ A3
DATE	NOVEMBER 2018
ADDRESS	LANOLLY GROVE GARAGES ISLAND
CLIENT	ST ALBANS DISTRICT COUNCIL ST PETERS STREET ST ALBANS HE10 3AE
DWG NO	S-162/28001

