

REPORT FROM: NEIGHBOURHOOD SERVICES MANAGER

TO: WEST CRAVEN COMMITTEE

DATE: 10 MAY 2016

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GARAGE SITES

PURPOSE OF REPORT

To submit for comment a list of all garage sites within the boundary of this Area Committee detailing current rental income and recommending the future management of each site.

RECOMMENDATION

- (1) That members consider the sites detailed in the Appendix.

REASON FOR RECOMMENDATION

- (1) To feed back the recommendations to a subsequent meeting of the Transfer of Services and Facilities to Town and Parish Councils Committee.

BACKGROUND

1. Minute 27 of the Transfer of Services and Facilities to Town and Parish Councils Committee meeting on 21 January 2016 reads:

“The Corporate Director submitted a ‘position’ statement regarding the garage sites managed by the Council and the income derived from each.

It was noted that two garage sites in Barrowford had already been transferred to Barrowford Parish Council. There was also a request from Trawden Forest Parish Council for three garage sites to be transferred to them.

The Committee were advised that the total rental income from garage sites was £84,254.45 in the current year and that a 10 per cent increase in garage rents had already been agreed by the Executive. This increase would take effect from 1 April 2016. Taking account of the decisions already made in Barrowford and if the request received from Trawden Forest Parish Council was approved, the Council would lose a total of £6,365.20 in the next financial year.

With this in mind, the Committee were recommended not to transfer any further garage sites.

The Committee felt, however, that there was some merit in transferring the garage sites but acknowledged that some were potential development sites and that these should be removed from the list. They also felt that the smaller sites consisting of one or two garages should be offered to the existing tenants.

RESOLVED

- (1) That officers be asked to identify any garage sites which could potentially be developed and these be removed from the list.
- (2) That the tenants of the smaller garage sites remaining on the list, consisting of one or two garages, be invited to purchase the sites prior to them being offered to the Town and Parish Councils.
- (3) That the revised list of garage sites be circulated to Area Committees for comment.
- (4) That it be agreed that the three garage sites in Trawden be transferred to Trawden Forest Parish Council."

ISSUE

2. In accordance with the Committee resolution, all sites across the borough (incorporating 758 plots) have been assessed and a revised list pertaining to this Area Committee is appended to this report.

IMPLICATIONS

Policy: None arising directly from the report.

Financial: As set out in the report.

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

Equality and Diversity: None arising directly from the report.

APPENDICES

Appendix: Revised list of garage sites.

LIST OF BACKGROUND PAPERS

None.

NAME OF SITE	ANNUAL RENTAL INCOME WHEN FULLY LET	COMMENTS
BARNOLDSWICK		
Upper Hill Quarry	£599.76	LCC ownership
EARBY		
Spring Mount	£856.80	Consider disposal to existing tenant and other options