

Appendix 5

POTENTIAL DISPOSAL AND OTHER ALTERNATIVE USE OF GARAGE SITES

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1.1. Social housing redevelopment projects at two sites, Becklow Gardens (20 garages) and The Springvale Estate, Brangwyn Court (10 Garages) have passed the planning stage. These garages have been taken out of use and will be demolished. Therefore, they are not included in any figures within the report. 28 garages at Jepson House and 10 garages at The Grange are included in the garage figures as these sites have not yet been closed. Garages listed on the below have either been sold or the site is being considered for social housing redevelopment.

1.2. Should a decision to proceed with other sales/social housing projects be taken, lead in times for planning permission, issuing contracts and commencement of work, are likely to be 18 months to three years. This would depend on the size and complexity of the proposed social housing redevelopment. During this period garages would continue to be let and generate income. Sites under consideration are detailed below:

| Lettings Area | Garages In Scope | Status | Comments |
|--|------------------|---------------------------|---|
| Aintree Estate | 36 | Planning Permission Stage | Planning permission sought to demolish 36 garages to improve the environment on the estate while also creating an open air carpark. |
| Jepson Bulow Court Sandilands | 28 | Planning Permission Stage | Planning Permission agreed to demolish garages 1-28 and 16 parking spaces to build social housing. The site containing garages 29 – 46 is now also under feasibility study for development into social housing. |
| March Bank Road and West Kensington Estate | 56 | Land Sold | The site has been sold under the Earls Court regeneration project. Due for demolition (date to be agreed). |
| Hemlock Road | 29 | Feasibility Stage | |
| Linacre Court | 26 | Feasibility Stage | |
| Samuel Richardson Lytton Estate | 14 | Feasibility Stage | |
| The Grange | 10 | Feasibility Stage | Planning Permission agreed to demolish garages and develop site for social housing. |
| Burlington Place | 9 | Feasibility Stage | |
| Farm Lane | 4 | Feasibility Stage | |
| Total | 212 | | |

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