

REDDITCH BOROUGH COUNCIL**Executive
2025**2nd September**DISPOSAL OF HRA ASSETS – DEMOLITION OF DERELICT GARAGES TO
CREATE CAR PARKING SPACES.**

Relevant Portfolio Holder	Councillors Harvey and Hartnett
Portfolio Holder Consulted	Yes
Relevant Assistant Director	Simon Parry
Report Author	Job Title: Housing Property Services Manager Contact email: andrew.rainbow@bromsgroveandredditch.gov.uk Contact Tel: 01527 534074 Ext 1678
Wards Affected	Matchborough and Woodrow wards
Ward Councillor(s) consulted	No
Relevant Strategic Purpose(s)	
Key Decision - No	
If you have any questions about this report, please contact the report author in advance of the meeting.	
This report contains exempt information as defined in Paragraph(s) 1 of Part I of Schedule 12A to the Local Government Act 1972, as amended	

1. RECOMMENDATIONS**The Executive Committee RESOLVE that:-**

- 1) The 8 garages located at Ashorne Close, Matchborough (as shown on the plan at Appendix 1) be declared surplus to requirements and demolished on the grounds of structural safety.**
- 2) Subject to planning permission the garages be replaced with 10 parking spaces as shown on the plan at Appendix 2**

2. BACKGROUND

- 2.1 As the housing stock ages many of the garages built in the seventies are nearing the end of their lives and becoming uneconomic to repair. This report seeks permission from Members for the demolition of 8 dilapidated HRA garages located on Ashorne Close in Matchborough and for the creation of 10 parking spaces.
- 2.2 Officers intend to bring a further report later in the year to look at the adoption of a strategy for managing dilapidated HRA garages going forward. In the meantime, these garages are being reported to Members on the basis that they are unviable, and action is required to address this.

**Executive
2025**2nd September

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- 2.3 The 4 garages at the rear of 23 and 24 Ashorne Close are in a dilapidated state of repair. Repairs to concrete garages cannot be undertaken due to parts not being available.
- 2.4 The proposal is to demolish these 4 garages. The gardens of numbers 23 and 24 Ashorne Close will be affected through the demolition process, and going forward these will have new fencing installed, be re-turfed and offered to occupiers of numbers 23 and 24 Ashorne Close as additional space or alternatively retained as open space.
- 2.5 On the area outside the curtilage of the properties 4 new tarmac parking bays for the public will be created
- 2.6 A similar process will be followed for the garages located outside numbers 62 to 64 Ashorne Close. These garages are also in a dilapidated state and do not appear to be being used. By demolishing the garages and increasing the size of the footprint they cover it will be possible to replace them with 6 tarmac parking bays for use by the public.
- 2.7 By taking these actions the Council will be supporting the effective management of the HRA assets by eliminating the dilapidated garage structures, reducing the potential for anti-social social behaviour, improving the street scene for residents and providing additional parking places. Currently there is a lack of parking spaces in the vicinity of Ashorne Close.
- 2.8 Officers have made preliminary enquiries to assess any impact on the owners/occupiers of the 5 properties directly affected and will carry out further consultation to follow this up, assuming that Members approve the recommendations in the report.
- 2.7 A planning application will be required prior to demolition, as the garages are owned by the council, this would need to be considered by the Planning Committee.

3. FINANCIAL IMPLICATIONS

- 3.1 The amount charged by the council to rent a garage at this location is £12.32 per week, currently only 2 out of the 8 garages are let. So, the actual income is £22.64 per week. Whilst on paper demolishing the garages will result in a loss of potential income for 8 garages of £98.56, this has to be balanced against the fact that the garages are in a

**Executive
2025**2nd September

dilapidated state and are beyond economical repair as set out in paragraph 2.3

- 3.2 There is sufficient funds in existing budgets to cover the costs of the proposed works.

4. LEGAL IMPLICATIONS

- 4.1 The demolition works proposed falls under Class B2(b) of Part 11 of the General Permitted Development Order 2015. As such the Council will have to submit an application for prior approval before commencing the works.
- 4.2 Two of the garages are subject to licence agreements. The individuals affected have been notified of the proposal to demolish. Formal notice will have to be given to terminate those licences in due course. The occupants of 23 and 24 Ashorne Close have also been notified of the proposed demolition works.

5. STRATEGIC PURPOSES - IMPLICATIONS**Relevant Strategic Purpose**

- 5.1 The relevant council priority would be Communities and housing.

6. Climate Change Implications

- 5.2 There are no expected climate change implications for the disposal of these garages and the repurposing of the land into additional tenant garden space and public parking provision.

7. OTHER IMPLICATIONS**Local Government Reorganisation Implications**

- 7.1 No implications have been identified for Local Government Reorganisation.

**Executive
2025**2nd September

8. Equalities and Diversity Implications

- 8.1 There are no equalities implications arising directly from this report; however, the effective utilisation of HRA assets will benefit the residents of Redditch through the provision of appropriate housing and a more pleasant street scene.

9. Operational Implications

- 9.1 We have a budget in place ready to use, this is a small budget. There will be some disruption to property frontages whilst work is underway. Prior to any work there will be a round of public consultation.

10. RISK MANAGEMENT

- 10.1 If no action is taken the unviable condition of the garages will continue to have a negative impact on the surrounding area and the structures may be subject to further dilapidation.

Immediate risks are demolition of concrete garages and construction of new parking bays.

11. APPENDICES and BACKGROUND PAPERS

Appendix 1 - Plan showing demolition of garages.
Appendix 2 - Plan showing Car parking improvements.
Appendix 3 – Site location plan.
Appendix 4 – Exempt information.

**Executive
2025**2nd September**9. REPORT SIGN OFF**

Department	Name and Job Title	Date
Portfolio Holder	Councillors Sharon Harvey and Bill Hartnett	April 2025
Lead Director / Assistant Director	Simon Parry	May 2025
Financial Services	Debra Goodall	May 2025
Legal Services	Nicola Cummings Claire Green – Principal Solicitor – Contracts, Commercial and Procurement	21st May 2025
Policy Team (if equalities implications apply)	Rebecca Green	
Climate Change Officer (if climate change implications apply)	Matt Eccles	April 2025

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