



Meeting:	Cabinet	Date:	10 November 2021
Subject:	Garage Audit		
Report Of:	Cabinet Member for Performance and Resources		
Wards Affected:	Moreland		
Key Decision:	Yes	Budget/Policy Framework:	No
Contact Officer:	Abi Marshall, Property Commissioning Manager		
	Email: abi.marshall@gloucester.gov.uk		Tel: 39-
Appendices:	1. Vacant Garages in GCC Ownership 2. Property Survey of Condition and Cost to Rectify 3. Potential Redevelopment Plans (Feasibility Study)		

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 To recommend a strategy for the Councils garage stock. Should it invest, redevelop or dispose.

2.0 Recommendations

- 2.1 Cabinet is asked to **RESOLVE** that subject to available funds that our garages are invested in to improve the condition of our garage stock, to reduce the waiting list and bring void garages back into use.

3.0 Background and Key Issues

The Council own a total of 35 garages which are all located within a ¼ a mile from each other in the Moreland ward on Robinhood Street, Theresa Street, Alma Terrace and Alma Place.

The garages are in a poor state of repair. As a result of the poor condition of the garages, the rent has not been reviewed since 2012. On average we get 6 complaints a year and 8/35 garages are vacant as they are too deteriorated to relet. Most of the repair issues are due to the roof and water ingress. The garages are too narrow to comfortably house a modern day car.

However, demand for the garages has not diminished and there are currently 20 names on the waiting list. People will be on the waiting list for an average of 5 years.

The recommendation is that the garage repair works are undertaken and the void garages are bought back into use.

The benefit of undertaking the works is that the waiting list can be significantly reduced and the rents can be reviewed inline with the market. The garages do not benefit from electricity or water. The cost of refurbishment is likely to be around £42,000.

3.1 Garage ownership overview

Numbers of garages owned:

Organisation	Garages owned	No. of blocks	Based
Gloucester City Council	35 garages	5 blocks	Moreland Ward only
Gloucester City Homes	373 garages	32 blocks	City wide

Number of people on the waiting list:

Organisation	Garages owned	No. on Waiting list	Average waiting time
Gloucester City Council	35 garages	24 on waiting list	5 years
Gloucester City Homes	373 garages	22 on waiting list	unknown

It should be noted that Gloucester City's Councils garages are in a concentrated built up area where space is limited and is in demand. People will only qualify for a garage if they live nearby.

GCH garages are city wide. The waiting time will depend on the location of the garage for GCH, but the vast majority of their garages have little or no demand.

Overview of garage state of repair/ use:

Organisation	In use	Vacant	% vacant	Notes as to condition
Gloucester City Council	27	8	23 % void	Roof leaks, doors jam, springs broken.
Gloucester City Homes	144	229	61% void	Either due to no demand or poor state of repair

Plan attached in Appendix one showing vacant garages within the Councils stock outlined in red.

Gloucester City Homes are undertaking a comprehensive review of their garage stock via their Investment & Development Committee. Broadly Gloucester City Homes are looking to recommend to their internal Investment and Development Committee that; 8 garage blocks/ sites are disposed of (sold), 8 of the higher use sites are invested in using the surplus funds from the disposals to fund. 15 sites are considered for redevelopment to provide housing or betterment. 1 site is demolished and the land used as a surface car park as there is a high demand for parking.

3.2 Refurbishment feasibility (only Gloucester City Council owned garages).

The garages are generally all around the same age and construction. Most of the garages would benefit from some sort of repair. Most would benefit from a new roof. The water permeating into the garages is causing most of the damage and decay, this has resulted in the 8 garages being out of use as the water is affecting the ability to open the door. The estimated cost of refurbishment for all the garages is £42,325.

Property survey Report in Appendix 2.

Part of the issue with the garages is not just the state of repair but the fact that when the garages were built, cars were smaller. Therefore, the garages are a little too narrow for comfortable use by modern cars. Many of the garages are used for storage rather than for parking, unless the car is older, a mobility scooter, motorbike, or a classic car.



Stock images to illustrate difference in car size of modern day cars.

Therefore, although there is a perception that the garages are assisting and helping to alleviate parking problems in the area, the majority of garages are being used for storage.

There is demand for the City Council's garages. Once a garage is let occupiers stay in occupation for several years which is demonstrated by the average wait for a garage being around 5 – 6 years. There are currently 20 people on our waiting list.

4.0 Social Value Considerations

- 4.1 Social value has been consider by assessing demand, waiting lists and take up of garages. Only people neighbouring the garage site can qualify for a garage.
- 4.2 Changing the status quo is likely to impact the locality and the natural balance that has been established.

5.0 Environmental Implications

- 5.1 N/A. The garages do not have electric, they are not large enough to house a modern day car, therefore there are no/ very limited Environmental impacts.

6.0 Alternative Options Considered

6.1 Replace

In terms of investing there are potentially three options:

- Replace the garages with suitable modern day equivalents £200,000
- Demolish to increase the off street parking provision £75,000

There would be no regeneration betterment if the Council sought to replace the garages. The cost would be too high with no tangible benefits and the current space demands. It would likely mean that there were less garages as modern garages are

bigger. Due to current demand and cost and payback replacing the garages or demolishing them does not make sense.

The off street and on street parking provision are currently sufficient. The garages are most likely used for storage rather than for parking a car due to the size restraints. There would be no gain in removing the current garages for which there is demand and replacing it with parking, which is adequate.

6.2 Dispose

Many Local Authorities and indeed GCH have undertaken or are undertaking a similar review exercise. In relation to our neighbouring Local Authorities, Stroud District Council (SDC) underwent a large garage review process and opted to sell / dispose of a number of their individual garages and blocks of garages. This was only considered where all other options had been exhausted and the retention of the garage stock could not be substantiated in terms of other options.

SDC received around £3,000 per garage where there was no alternative development potential. They received significantly more where there was development potential and where SDC did not want to redevelop themselves.

$£3,000 \times 35 = £105,000$ (potential capital receipt for GCC if sold their garages)

The benefit of selling would be a capital receipt and removal of maintenance liabilities, which could be reinvested into the remaining hardstanding/ car parking areas.

However the garages are in demand to rent and no enquiries have been received in regards to acquiring the garages. The Council would be better serving its community by retaining the garages to meet local demand. This would also leave the door open to future review and the alternative options being considered if the demand fell.

6.3 Repurpose/ Redevelop

Either look at a commercial storage facility or the provision of further homes.

The potential of redeveloping the Council owned garage sites and offering homes has been considered and a feasibility study has been undertaken to demonstrate what might be achieved appendix 3. However, this is already a very built up area and the requirement for additional space and off street parking provisions is clear. Additional homes would only serve to compound locational restraints, such as parking, space and demand for a garage.

7.0 Reasons for Recommendations

- 7.1 Ward members have been consulted and they would like to see the garages refurbished and bought back into use. Residents have voiced their concerns about parking constraints and they want to see the garages retained.
- 7.2 The garages are in demand and there are 20 people on the waiting list. 8 garages would be bought back into use. The Garages should undergo refurbishment costing £42,325.
- 7.3 The garage rents, occupancy terms can be reviewed in line with the market for an improvement in the space. We would improve the customers experience with us,

increase information available about the garages from the outset, help manage expectations and reduce frustration in relation to waiting list times.

- 7.4 Continue to request updates from GCH in relation to their garage review. We cannot lead the GCH garage review but we can offer assistance or suggestion if GCH would like our input.

8.0 Future Work and Conclusions

- 8.1 The process would broadly be:

- Secure a budget to undertake work to the garages
- Commission work to be undertaken to garages
- Serve notice on current garage users, and ensure vacant possession.
- Deal with any items left
- Physical work commences on garages
- Garage fact sheet created to be provided to potential occupiers (size of garage, specification etc) and how to qualify to secure a garage (must live local to the garages)
- Agreement terms updated to reflect modern days practices and increase rent inline with the market.
- Waiting list amended for any that no longer wish to take up the opportunity
- Previous garage occupiers offered their garage back
- Those still keen take occupation under the new terms at the new rent once works have been completed.
- Waiting list should be significantly reduced, post this exercise increasing satisfaction.

- 8.2 Stay in touch and request regular updates from GCH in relation to their garage review to keep members informed.

9.0 Financial Implications

- 9.1 The recommended proposals require a budget of £43,000 for the work to be undertaken and would reduce the current rent received for the period of the refurbishment works.
- 9.2 This investment would be repaid through a combination of the renewed availability of the 8 garages which are not currently in a fit condition to let out, and a potential increase in the rents charged for the garages to reflect their improved state of repair. This would be the first rent increase to be applied since 2012 and would be subject to an appropriate review of market prices.
- 9.3 Full utilisation of the 8 garages would generate an additional £2,800 annually; and every £100 increase in the annual rent per garage generates an additional £3,500. On this basis the currently proposed investment in the garage buildings would be paid back by the additional income in 6 to 7 years (assuming all garages are occupied and the increase in annual rent is £100).

(Financial Services have been consulted in the preparation of this report.)

10.0 Legal Implications

- 10.1 The occupied garages are currently let on licences which can be terminated upon one month's notice

(One Legal have been consulted in the preparation of this report.)

11.0 Risk & Opportunity Management Implications

- 11.1 The main risks are:
- Current occupiers refusing or unable to move from the garages, which could affect timescales, require legal involvement and escalate costs and officer time for the Council to manage.
 - Occupiers will not see a significant improvement in the quality of space, the main improvement is that the Garages will be watertight. A garage is a garage, even after it has a new roof, new springs, new door (where required), and the space will be the same. There may be push back and complaints about increase in amount paid for occupying. However, this has not been reviewed since 2012.

12.0 People Impact Assessment (PIA) and Safeguarding:

- 12.1 People may find it difficult to temp relocate whilst garage works are undertaken and we have no alternative to offer them. They will have to look at the market place and pay for something like Big Yellow Storage. This will cost more than they are currently paying.
- 12.2 No safeguarding issues.

13.0 Community Safety Implications

- 13.1 N/A

14.0 Staffing & Trade Union Implications

- 14.1 N/A

Background Documents: None



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Property survey report

Sites:	Block 1. Robinhood St, Gloucester	Surveyor. M Myers, each block
	Block 2. Theresa St, Gloucester	Report: D Torrington
	Block 3. Alma Terrace, Gloucester	
	Block 4. Alma Place, Gloucester	
	Block 5. Alma Place, Gloucester	

Contents:

Introduction and purpose of the report

Overall assessment and condition scores

Property details

Maintenance costs

Recommendations / Replacement costs

Introduction and purpose of report.

This report has been prepared to assist in the decision-making process to identify the most appropriate use of the garages.

The report will identify the condition of the garage blocks and the estimated costs to bring them to a reasonable standard for letting. A scoring system has been used to identify and prioritise defects.

4	Serious defect in need of repair or replacement, or further survey work
3	Moderate defect, causing inconvenience to user. Repair/replacement to be planned
2	Minor defect, to be surveyed in a years' time, unless reported by occupier
1	No defect

The garages are prefabricated concrete frame construction, with metal roof, integral gutter, and metal up and over door. Generally, this type of garage was designed for smaller cars, and some tenants would not be able to use them for this purpose. The garages are located centrally in built up areas, and there is a demand for parking in the area.

Blocks 1&2 are linked with potential access between them, albeit not a straight line.

The blocks are numbered 1-5 as per the map below



Property details:

Block 1. Robinhood street



View from Robinhood St.



This block is in a row of 7 garages.

The block consists 7 linked garages, constructed of brick flank wall, with reinforced concrete panels framing the doors. The roof is metal sheet construction.

Repair requirements as below:

Item	Defect	Score
1	Reinforced concrete panels. In poor condition but serviceable, with spalling to concrete in places.	3/4
2	Garage doors. Generally serviceable, but in need of replacement. 1 door is boarded up.	3/4
3	Corrugated metal roof. There are numerous leaks on the roof which has the knock-on effect of damaging the internal structure, and sometimes the door mechanism. The roof has overgrown areas which require cutting back	3/4
4	Gutters. Located in the concrete frame. Down pipes blocked and in need of clearance	2/3

Ref photos;



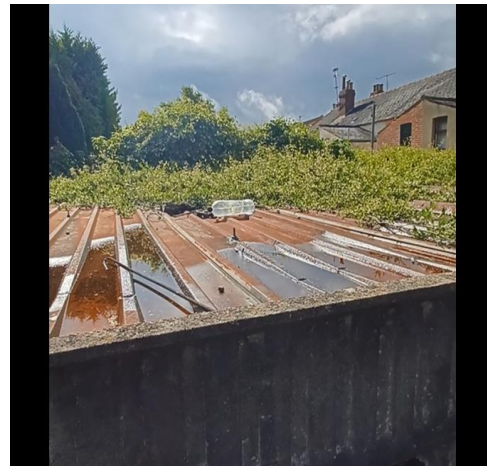
Down pipe



Doors



Internal roof detail



External roof detail

There is a green space opposite the garage block, with access through to block 2 at Theresa St. The size of the plot including garages is 26x13M, 338 M2 approx.

Block 2. Theresa St



This block is in a row of 9 garages.

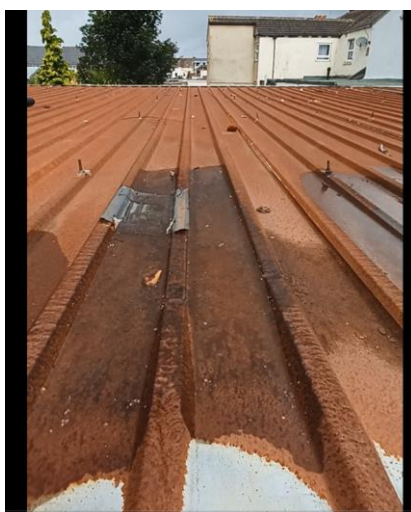
The block consists 9 linked garages, constructed of brick flank wall, with reinforced concrete panels framing the doors. The roof is metal sheet construction.

Repair requirements as below:

Item	Defect	Score
1	Reinforced concrete panels. In poor condition but serviceable, with spalling to concrete in places.	3/4
2	Garage doors. Generally serviceable, but in need of replacement.	3/4
3	Corrugated metal roof. There are numerous leaks on the roof which has the knock-on effect of damaging the internal structure, and sometimes the door mechanism.	3/4
4	Gutters. Located in the concrete frame. Down pipes blocked and in need of clearance	2/3

As with block 1 there is a green space opposite the garage block, with access through to block 1. The size of the plot including garages is 26x13M, 338 M2 approx.

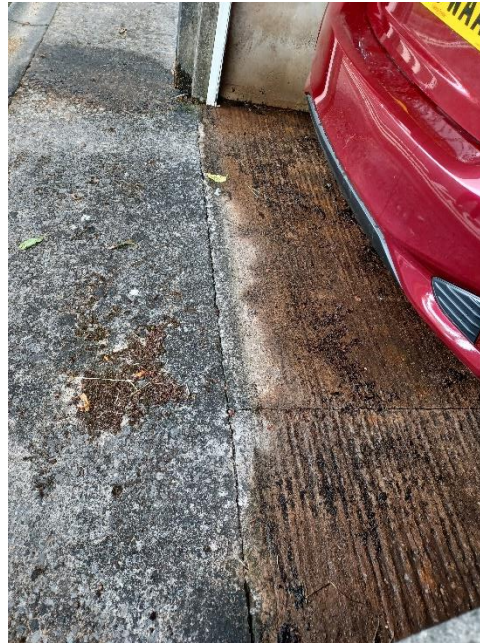
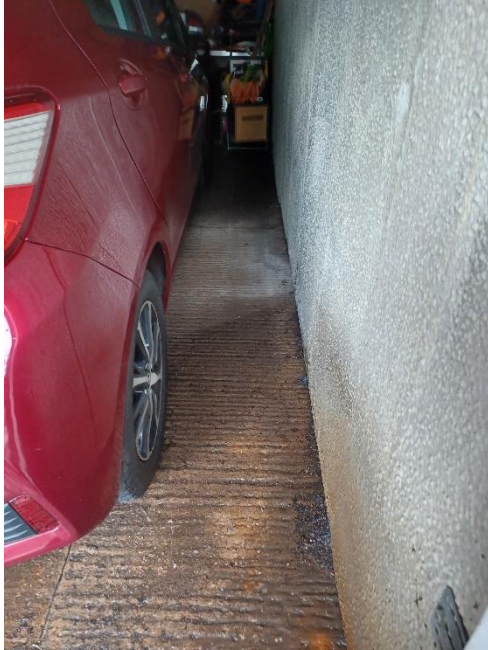
Ref. photos



External roof.



Typical door and frame showing spalling to concrete



Internal views showing leaking roof

Block 3. Alma Terrace



The block consists 6 linked garages, constructed of brick flank wall, with reinforced concrete panels framing the doors. The roof is metal sheet construction.

Repair requirements as below:

Item	Defect	Score
1	Reinforced concrete panels. In poor condition but serviceable, with spalling to concrete in places.	3/4
2	Garage doors. Fair condition, in need of servicing.	2/3
3	Corrugated metal roof. There are numerous leaks on the roof which has the knock-on effect of damaging the internal structure, and sometimes the door mechanism. The roof has overgrown areas which require cutting back	3/4

4	Gutters. Located in the concrete frame. Down pipes blocked and in need of clearance	2/3
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Ref photos.



Roof overgrown



Doors and concrete frame

There is a large tarmacked area to the front of the garages, which is used for parking. The size of the plot including garages is 50x21M, 1050M2 approx.

Block 4. Alma Place



The block consists 8 linked garages, constructed of brick flank wall, with reinforced concrete panels framing the doors. The roof is metal sheet construction.

Repair requirements as below:

Item	Defect	Score
1	Reinforced concrete panels. In poor condition but serviceable, with spalling to concrete in places.	3/4
2	Garage doors. Generally serviceable, but in need of replacement.	2/3

GCC garage site report. D Torrington

3	Corrugated metal roof. There are numerous leaks on the roof which has the knock-on effect of damaging the internal structure, and sometimes the door mechanism.	3/4
4	Gutters. Located in the concrete frame. Down pipes blocked and in need of clearance	2/3

There is a large tarmacked area to the front of the garages, which is used for parking. The size of the plot including garages is 40x14M, 560M2 approx.

Ref: photos



Roof and gutter detail



Frame detail with spalled concrete

Block 5. Alma place. (opp. Block 4)



The block consists 5 linked garages, constructed of brick flank wall, with reinforced concrete panels framing the doors. The roof is metal sheet construction.

Repair requirements as below:

Item	Defect	Score
1	Reinforced concrete panels. In fair condition but serviceable, with spalling to concrete in places.	2/3
2	Garage doors. Generally serviceable	2/3
3	Corrugated metal roof. Appears to be in good condition	2
4	Gutters. Located in the concrete frame. Down pipes blocked and in need of clearance	2/3

There is a large tarmacked area to the front of the garages, which is used for parking. The size of the plot including garages is 27x23M, 620M2 approx.

Repair costs

Component costs for replacement (Net of VAT)

Roof sheets

Item	Cost per unit / metre	Total units/metres	Total
Roofing	£20	385	£7700.00
Labour	£3000	4	£12,000.00
Doors	£400	30	£12,000.00
Fitting	£150	30	£4500.00
Guttering repairs	£75	35	£2625.00
Concrete repairs	£100	35	£3500.00
Total expected costs			£42,325.00

Replacement prefabricated garage, (Hanson's Garages) £3700

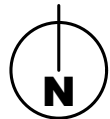
Item	Cost / unit	Units	Total
Replacement garage. (Hanson's garages)	£3700	35	£130,000.00
Labour	£2000	35	£70,000.00
Replacement estimated cost			£200,000.00

- Key**
- Site boundary
 - Planted area
 - Private garden
 - Parking space
 - Road / block paving
 - Proposed Trees



Site 1
1x 2Bed House
@ 79sqm

Site 2
1x 4Bed House
@ 115sqm



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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES
-: 17.08.21 - DC:
Drawing created.

PROJECT

Linden Garage Sites

SCALE 1:500@A3

CLIENT

Gloucester City Homes /
Gloucester City Council

DATE Aug 2021

DRAWING TITLE

Garage Sites -
Proposed North



DRAWING NO.

350-4997-F-05

Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

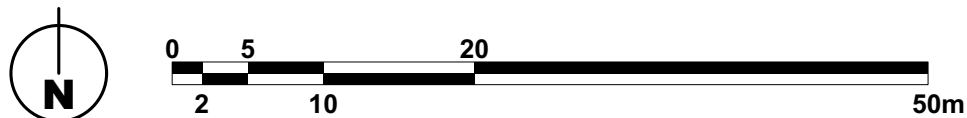
REV

-

- Key**
- Site boundary
 - Planted area
 - Private garden
 - Parking space
 - Road / block paving
 - Proposed Trees



- Site 3**
- 6x 1Bed Flats
@ 50sqm
- 2x 3Bed Houses
@ 93sqm
- Site 4**
- 3x 2Bed Flats
@ 61sqm
- Site 5**
- 6x 1Bed Flats
@ 50sqm



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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

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PROJECT

Linden Garage Sites

SCALE 1:500@A3

Option 1

Existing neighbouring accesses to Site 4 and 5 retained

CLIENT

Gloucester City Homes / Gloucester City Council

DATE Aug 2021

DRAWING TITLE

Garage Sites - Proposed South

Option 1

Quattro
designarchitects

DRAWING NO.

350-4997-F-06

REV

-

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