

## SLOANE AVENUE CAR PARK, SLOANE AVENUE HOLBURY

### 1. INTRODUCTION

- 1.1. The purpose of this report is to consider the disposal of land at Sloan Avenue, Holbury for affordable housing.

### 2. BACKGROUND

- 2.1. The District Council acquired the land for Sloane Avenue Car Park in February 1982 it has subsequently been used as free public parking providing 16 spaces and for the site of a public convenience.
- 2.2. The public conveniences were closed in 2006 following repeated vandalism and a review of provision.
- 2.3. In the summer of 2007 a review of parking need was undertaken and concluded that the car park is under used and could be declared surplus to requirements. The Portfolio Holder for Planning and Transportation confirmed this decision in November 2007. The car park remains open until such time as an alternative use is found or the land is sold.
- 2.4. As part of the car park review process Consultations were undertaken with the Parish Council and Local Members.
- 2.5. In considering the future of the parking provision the Parish Council commented that they; "would support the disposal of the car park provided that it is used for social housing"
- 2.6. Cllr McEvoy agreed with the Parish Council but also requested the site be considered for a well lit amenity area, this suggestion was explored and consideration given for site to be used for an amenity area for youngsters and the old conveniences converted to a youth shelter.
- 2.7. This proposal was explored with the Council's Community Safety Officer and the Safer Neighbourhoods Team at Hythe Police Station who after consultation with local residents concluded that the site would not be suitable for such uses.

### 3. FUTURE USES AND PLANNING

- 3.1. Although the extent of the site would accommodate a variety of options, it lies within inner Fawley Hazard Zone which seeks to control the type and extent of development. This is likely to limit any residential development potential to only two dwellings (although the site could accommodate more). Various alternative uses have also been considered for the site including some other form of community use i.e. place of worship, employment in line with the planning policy.

- 3.2. The Asset Management Group considered these options and concluded that in line with local opinion a disposal for residential use to a partner RLS should be explored further.
- 3.3. The Council's six partner RLSs were approached and asked to submit proposals for the site. Three responded with proposals, which are set out below. The most attractive being received from Atlantic Housing suggesting a scheme of one 2 bed unit and one 3 bed unit and offering a purchase price of £35,000. They have also accepted the provision of a claw back of 50 % of any enhanced value attributable to the site should additional units be permitted on site in the future.

RSL	No. of dwellings	Type	Forward fund	Code	Land value	Clawback
<b>Western Challenge</b>	2	3 bed houses	Yes	3/4	£20,000	£10,000/unit
<b>Atlantic</b>	2	1no 2 bed house and 1no 3 bed house	Yes	4	£35,000	50% financial sum/plot
<b>HydeMartlet</b>	2	3 bed houses	No	3	Nil	Nil

#### **4. FINANCIAL IMPLICATIONS**

- 4.1. The open market unrestricted value of the site for site is anticipated to be in the region of £110,000 (based upon two units) but this is dependant upon the final planning consent and use. A sale to Atlantic Housing for £35,000 would therefore represent a subsidised disposal.

#### **5. ENVIRONMENTAL IMPLICATIONS**

- 5.1. There are no direct environmental implications arising from this report. Atlantic Housing is however proposing to build the new units to environmental Sustainability Code level 4 standards.

#### **6. CRIME AND DISORDER IMPLICATIONS**

- 6.1. The site of the old public convenience has been subjected to vandalism and graffiti for some time. The building is currently fenced off to reduce such instances a sale and demolition of the old public convenience block will remove that problem.

#### **7. EQUALITY AND DIVERSITY**

- 7.1. There is a known need locally for sites for places of worship and subject to planning this site might otherwise be used as such, however such a use needs to be considered against the need for affordable housing. There are 1000 applicants registered for requiring housing in the Holbury area and a high proportion of these are for 2 and 3 bed properties.

## 8. PORTFOLIO HOLDERS COMMENTS

### 8.1. Finance and Efficiency Cllr Colin Wise

"Careful and comprehensive consultation has taken place and taking into consideration our policy to build affordable homes I support the recommendation."

### 8.2. Housing Cllr Jill Cleary

"I would support the proposal to dispose of the car park at Sloane Avenue, Holbury to Atlantic Housing Association for the development of affordable housing.

Atlantic have proposed 2 dwellings a 2 bed house and a 3 bed house, I am aware that there is a high demand for family sized homes and the proposal to develop on currently unused Council owned land represents a good opportunity to meet the housing need of the local people.

The provision of affordable housing is a corporate priority and this opportunity will also enable the Council to achieve its annual Housing Strategy target to develop 100 affordable new homes per annum".

## 9. CONCLUSIONS

- 9.1. This site has been declared surplus to requirements. Futures uses are limited by planning constraints but a disposal for two units is considered achievable while at the same time producing a modest capital receipt.

## 10. RECOMMENDATION

- 10.1 The Asset Management Group has considered the proposals put forward by Atlantic Housing and recommend Cabinet authorise the disposal of Land at Sloane Avenue to Atlantic Housing Association on the terms outlined above.

### **For Further Information Please Contact:**

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### **Background Papers:**

None

Location Plan Sloane Avenue Car Park

