

## Portfolio holder decision – Portfolio holder for Housing and Homelessness – 18 July 2025

### Sale of Council Garage at 52G Roewood Close, Holbury

Purpose	For Decision
Classification	Public Appendix 2 – Non Public - Restricted by virtue of paragraph's 1 & 2 of Schedule 12A of the Local Government Act 1972.
Executive Summary	The Council have been approached to sell garage 52G, Roewood Close, Holbury.
<b>Recommendation(s)</b>	<b>To sell garage 52G, Roewood Close, Holbury for £10,000 plus legal costs.</b>
Reasons for recommendation(s)	By selling the garage at 52G, Roewood Close, Holbury the Housing Revenue Account (HRA) will receive an income of £10,000. There will be no adverse effect to residents as there are other Council owned garages adjoining it.
Ward(s)	Hardley, Holbury and North Blackfield Ward
Portfolio Holder(s)	Councillor Steve Davies – Housing and Homelessness
Strategic Director(s)	Richard Knott – Strategic Director Housing and Communities
Officer Contact	Kirsty Farmer Service Manager – Housing Resident Services <a href="mailto:Kirstym.farmer@nfdc.gov.uk">Kirstym.farmer@nfdc.gov.uk</a>

### Introduction and background

1. This report seeks approval from the Portfolio Holder – Housing and Homelessness to sell the garage 52G, Roewood Close, Holbury for the sum of £10,000 plus legal costs.
2. Garage 52G, is attached to garage 50G. This is a block of two garages accessed directly from Roewood Close, see Appendix one for location plan. The sale would remove all liabilities for the Council

regarding this block. Further information on the ownership of the garage is provided in the confidential Appendix 2.

3. Garage 52G, is not currently occupied.
4. There are no access issues across NFDC land and by selling we will reduce maintenance issues and liabilities with the party wall etc.
5. We have other garages in close proximity, so the sale would be at no detriment to our residents.
6. The offer represents the best consideration that can reasonably be obtained.
7. It is unlikely that the garage site is suitable for a further dwelling due to the location and surrounding properties.

### **Corporate plan priorities**

8. The sale of the garage will meet the Corporate Plan 'People' Objective 2 (Empowering our residents to live healthy, connected and fulfilling lives).

### **Options appraisal**

9. The sale of the garage will have no adverse effects on the residents in the surrounding area due to additional garages in close proximity.
10. The Council could retain the garage and continue with ongoing repair/maintenance at an estimated cost of up to £500 per year, increasing over time due to the condition. A garage door alone costs £1,500 to install.

### **Financial and resource implications**

11. By selling the garage at 52G, Roewood Close, Holbury the Housing Revenue Account (HRA) will receive an income of £10,000. There will also be a saving in respect of the overall repairs/ maintenance of the garage.

### **Legal implications**

12. There are none arising from this report.

### **Risk assessment**

13. There are no key risks associated with this report.

### **Environmental / Climate and nature implications**

14. There are none arising from this report.

**Equalities implications**

15. There are none arising from this report.

**Crime and disorder implications**

16. There are none arising from this report.

**Data protection/ Information governance/ ICT implications**

17. There are none arising from this report.

**New Forest National Park/ Cranborne Chase National Landscape implications**

18. There are none arising from this report.

**Conclusion**

19. Given the location of the garage and the adjoining garage having been sold historically, it is recommended that the garage is sold for £10,000.

**Portfolio holder endorsement**

20. I have agreed to the recommendations of this report.

Signed: Steve Davies

Dated: 18 July 2025

**Appendices:**

**Background Papers:**

None

**Appendix 1** – Location Plan

**Appendix 2** – Further information on the ownership of Garage 52G- Restricted by virtue of paragraph's 1 & 2 of Schedule 12A of the Local Government Act 1972.

Date on which notice given of this Decision – 22 July 2025

Last date for call in – 29 July 2025

# Appendix 1

## Location plan



Garage 52G outlined in Red