<u>Appendix 5 - GARAGE SITE DEVELOPMENTS</u>

The development team have been exploring opportunities with colleagues from Housing Assets in relation to the development of garage sites. There are a number of potential constraints when considering the development of garage sites, for example, access, layout and contamination on the site. However, the main factor will often be the scale and resultant financial viability of smaller sites. As has been reported to Members previously sites of less than 10 units can be challenging.

An update on current sites is outlined below:

Mostyn Ffordd Panduras and Ffordd Hiraethog

The proximity of these two former garage sites enabled us to combine them as one contract to deliver 30 new homes. The scheme was completed in September 2023. Ffordd Hiraethog produced 12 units (6 x 2 bed flats and 4 x 1 bed flats) and Ffordd Panduras (now named Ffordd Aderyn) delivered 20 units (8 x 2 bed houses and 12 x 1 bed flats in a cottage style two storey blocks).

Sites currently in the planned development programme

There are three sites currently being considered for development within the planned development programme as follows:

Station Road, Queensferry 4/6 units
Alyn Road, Buckley 4 units
Wirral View, Hawarden 4 units

Initial consultation has taken place with local Members in respect of Wirral View and Station Road. The site at Wirral View has passed stage one Welsh Government technical approval.

All the sites are constrained by scale and financial viability, but we are exploring access to the Welsh Government Land and Buildings Development Fund (previously the Land Release Fund) on a number of schemes. If approved, this will allow access to funding to fund abnormal costs such as demolition, clearance of contamination etc.

Sites currently being appraised.

- Broughton (various) following a walkabout with local Members six sites in the Broughton area are currently being explored. We are also liaising with colleagues from the learning disabilities service due to the scale of the sites and the potential for developing supported provision within small group homes.
- Flint Windsor Drive following discussion with learning disability colleagues this site may lend itself to a small special need supported provision.
- Greenfield (various) following a walkabout with the local Member a number of possible options were identified. One site has been ruled out, however there are some sites that may lend themselves to supported bungalow provision for learning disabilities.

Architects are due to be commissioned to develop outline scoping of layouts on the three locations identified above.

Garage Sites deemed unsuitable for redevelopment.

A number of sites have been identified as unsuitable for redevelopment as follows:

- Philips Street and Watkins Street possible adverse possession
- Hawthorne Avenue, Garden City not assessed due to other development planned for the area. Retention is recommended in the garage review.
- Sealand Avenue, Garden City not suitable due to the brook adjacent to the site
- Barron's Close cul-de-sac with very limited access.
- Maes Afon site too shallow next to sub-station
- Clywd Street (2 sites) poor potential plus two private houses adjacent to narrow access.