

**CYNGOR SIR POWYS COUNTY COUNCIL**  
**PORTFOLIO HOLDER DELEGATED DECISION**  
**by**  
**COUNTY COUNCILLOR IAIN MCINTOSH**

**PORTFOLIO HOLDER FOR ECONOMIC DEVELOPMENT, PLANNING  
AND HOUSING**

**July 2021**

**REPORT AUTHOR: Alan Corbett**

**REPORT TITLE: Demolition Proposal: Garages 1 – 13 Trem-yr-Allt,  
Machynlleth, SY20 8EN**

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**REPORT FOR: Decision**

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**1. Purpose**

- 1.1 The purpose of this report is to request approval to demolish Garages 1 to 13 Trem-yr-Allt, Machynlleth, SY20 8EN

**2. Background**

- 2.1 Garages 1 to 13 Trem-yr-Allt are situated on the Trem-yr-Allt estate in Machynlleth. The estate comprises a total of 19 properties, a mixture of flats, maisonettes and houses. Three maisonettes and four houses have been sold under Right to Buy. The garages were built to provide parking for the maisonette and flats (12 properties). Over time many of the garages have been let to other residents within the town of Machynlleth.
- 2.2 There is limited parking provision within Trem-yr-Allt. Residents and visitors are, through a lack of alternatives, parking on the pavement or within the turning head. This has raised concerns with emergency services who fear that emergency response vehicles would struggle to get quick access to the estate. The current garages are too small for modern vehicles, limiting their scope to contribute towards managing the parking problems experienced by residents in Trem-yr-Allt.

**3. Advice**

- 3.1 The garages are of block-built construction with asbestos sheet roofs. There is concern over the condition of the roofs, with complaints being received of leaks. There is sign of cracking to some of the block work,

- with a visual assessment indicating that the foundation pads are possibly failing. The garage doors are also due for renewal.
- 3.2 The minimum refurbishment work needed to make the garages fit for purpose, including roof and door renewal, would cost approximately £2,800 per unit (based on similar works completed elsewhere). If detailed surveys identify a need for works to the foundations, then the existing garages will require complete removal, a new slab to be laid and new garages constructed, at a cost of around £6,000 per unit (based on current National Housing Federation industry costs).
  - 3.3 The annual income from a let garage is £650 per year, regardless of its condition. Taking maintenance and overhead costs into account, it would be economically viable to replace the garages. However, two of the garages are currently unlet and only two are let to Trem-yr-Allt residents, the rest being let to people living further afield. It is believed many are used for storage and not vehicles, as the garages are too small for modern vehicles. In addition, the current garages do not contribute to providing car parking in the neighbourhood, whereas replacing the garages with a parking area would help alleviate the risks presented by on-street parking.
  - 3.4 A survey of residents living in Trem-yr-Allt showed a majority (12) in favour of demolition, two neutral and one against. A survey of the garage tenants also indicated a strong majority support for removal (8), many noting discontent with the current condition of the garages. Two respondents did not favour demolition but advised that they would accept an option to rent a storage shed on site if that is possible, to keep storage close to their homes.
  - 3.5 Provision for people displaced by the demolition of the garages at Trem-yr-Allt will have the opportunity to rent refurbished garages a short distance away. To date, eight existing garage tenants have indicated interest in this option.
  - 3.6 The recommendation is to remove the garages and create up to 12 parking spaces, two of which will provide marked disabled parking bays. A parking survey showed that some residents do not own a vehicle, so this should provide sufficient provision for all and allow safe turning and access for emergency services, delivery vehicles and visitors.
  - 3.7 Removal will also support 'Love Where You Live' and 'Fit for Life' proposals for Trem-yr-Allt, which include remodelling and improving the appearance of the neighbourhood and enhancing the facilities available for residents, including additional storage sheds, laundry drying facilities, improved landscaping renewal of balcony walkways and further estate improvements.

#### **4. Resource Implications**

- 4.1 The estimated cost for removal of the garages (including correct disposal of the asbestos roofs) is £25,000 and for surface works and line marking to create parking spaces is estimated at £10,000. Capital resources are set aside within the current Thirty-year Housing Revenue Account Business Plan for the 'Fit for Life' and 'Love Where You Live' themes.
- 4.2 The Council's Capital & Financial Planning Accountant states: "The report states that the cost of demolishing and rebuilding the garages would be £6,000 per unit, £78,000 in total, annual income from each garage is £650. This has a payback period of ten years.
- 4.3 The Head of Finance (Section 151 Officer) notes the content of the report. The costs for either course of action can be accommodated within the Housing Revenue Account Business Plan therefore the recommendation can be supported from a financial perspective.

## **5. Legal implications**

- 5.1 Garage licences can be terminated by the Council or the occupier by serving notice, with a notice period of 28 days. This could be open to a legal challenge however if agreement is not reached with the occupier. It would be prudent to serve a Section 41 Notice under the Local Government (Miscellaneous Provisions) Act 1982 relating to any items left in the garages.
- 5.2 The 'Principal Solicitor – Housing' states: "Subject to the above comments in 5.1, the 'Principal Solicitor – Housing' agrees with the recommendations in this report."
- 5.3 The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report".

## **6. Data Protection**

- 6.1 No new data collection or processing will arise from the proposals contained within this report.

## **7. Comment from local member – Cllr Michael Williams**

- 7.1 The local member, Councillor Michael Williams has advised: "This is to confirm that I have read the report, which was attached to your email, with much interest. In short, I support the views held by the majority of the tenants of Trem-yr-Allt and of those who rent a garage but live elsewhere in the town. There can be little doubt that, currently, the estate suffers from serious congestion and the proposed works will go a long way to alleviate this problem".

## **8. Integrated Impact Assessment**

8.1 An Impact Assessment is attached to this report.

**9. Recommendation**

9.1 It is recommended that to improve the overall amenity of the Trem-yr-Allt estate, Garages 1 to 13 Trem-yr-Allt, Machynlleth, SY20 8EN are demolished and the land repurposed as car parking after giving the appropriate notice to the occupiers.

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