

Report to Executive

Agenda
Item:

A.2

Meeting Date: 29th June 2015
 Portfolio: Finance, Governance and Resources
 Key Decision: Yes: Recorded in the Notice Ref: KD.12/15
 Within Policy and Budget Framework YES
 Public / Private Public – Part A
 Title: **ASSET REVIEW BUSINESS PLAN - REFRESH OF DISPOSAL PROGRAMME**
 Report of: Director of Governance
 Report Number: GD.40/15

Purpose / Summary:

The Disposals Programme is nearing the end of its 4 year anticipated lifespan, having exceeded target receipts for the assets sold. Due to progress, changing circumstances and emerging priorities in the Carlisle Plan 2013-16 and Submission Draft Plan 2015–30, Officers in consultation with Portfolio Holders have undertaken a review of the current Programme, proposing further changes. Report GD20/15, copy attached, set out details of the update and proposed some changes to the content of the Programme. Executive considered this report at its meeting of 1st June prior to passing it to Resources Overview & Scrutiny Panel for comment at its meeting of 18th June 2015. A copy of their comments is also attached. Executive are now invited to further consider the proposals prior to forwarding the proposals to Full Council for approval. . Please note, financial information and financial appendices are contained within Part B of this report.

Recommendations:

1. Executive notes progress on the Disposal Programme and provides any further comment on the current position prior to passing the proposals to Full Council for approval.

Tracking

| | |
|------------------------|----------------------------------|
| Executive: | 1st June 2015 |
| Overview and Scrutiny: | 18th June 2015 |
| Executive: | 29th June 2015 |
| Council: | 14th July 2015 |

Report to Executive

Agenda
Item:

A.4

Meeting Date: 1st June 2015
Portfolio: Finance, Governance and Resources
Key Decision: Yes
Within Policy and Budget Framework: Yes
Public / Private: Public – Part A
Title: **Asset Review Business Plan – Refresh of Disposal Programme 2015**
Report of: **DIRECTOR OF GOVERNANCE**
Report Number: **GD20/15**

Purpose / Summary:

An earlier report considered by Executive on 21/7/14 (GD30/14), proposed minor changes to the Disposals Programme whilst bringing forward a proposed supply of housing development sites, and was adopted as part of the Council's Policy Framework by Council on 9/9/14. The original Disposals Programme is now nearing the end of its 4 year anticipated lifespan, having exceeded target receipts for the assets sold. Due to progress, changing circumstances and emerging priorities in the Carlisle Plan 2013-16 and Submission Draft Plan 2015–30, Officers in consultation with Portfolio Holders have undertaken a review of the current Programme, proposing further changes.

Recommendations:

1. The Executive note the current position and progress with the Disposals Programme.
2. The Executive considers and comments upon the proposed changes to the Disposal Programme before passing the report to Overview & Scrutiny for comment.

Tracking

| | |
|------------------------|----------------------------------|
| Executive: | 1st June 2015 |
| Overview and Scrutiny: | 18th June 2015 |
| Executive: | 29th June 2015 |
| Council: | 14th July 2015 |

BACKGROUND

1.1. Asset Review Business Plan – Disposals Programme

The Asset Review Business Plan was approved by Full Council on 11th January 2011 (Report Ref: CE39 /10 refers). The Plan's objectives were to rationalise and consolidate the Property Portfolio, with a programme of disposals spread over four years, aimed at realising capital receipts of £24 million, with the capital receipts being used to generate an additional £1 million in rental income, fund investment, economic development and operational property purchases and to support budget and efficiency savings, and help secure service delivery into the future.

A refresh of the Disposal Programme was put to the Council's Executive on 21st July 2014 which updated the original programme, advised Members of the position of assets that had been put on hold, and put forward plans to bring forward potential housing development sites to meet the priorities of the Carlisle Plan and address future housing needs. The report was adopted as part of the Council's Policy Framework in September 2014.

1.2. Current Situation

Disposal Monitoring Schedules

The Disposals Monitoring Schedule attached as **Appendix 1 to Part B** of this report, sets out work in progress for each of the unsold assets currently in the pipeline, together with additional assets that have been earmarked as surplus following the completion of the original asset review in 2011.

The schedule attached as **Appendix 2 to Part B** of this report shows assets within the original programme that are currently on hold. Their position is noted and a future course of action proposed.

The schedule attached as **Appendix 3** sets out, for those assets where sales have been completed, the target receipts and actual outcomes, the impact on rental income and lease numbers, and the cost to date of realising sales.

Summary Position

The overall position in terms of disposals, acquisitions and the impact on the estate and rental income can be summarised in the following table. The Programme to date has exceeded target receipts for those assets sold to date and met the initial aspirations to support rental income generation, fund investment, economic development and operational property purchases and to support budget and

efficiency savings. The cost to date of realising sales including marketing, agency fees and ancillary disbursements amounts to circa. £201,500 which at 2% of gross receipts is within budget targets.

| Sales | No. Of Assets | Target Receipt | Gross Receipt |
|------------------|----------------------|-----------------------|---|
| Completed | 32 | £7.825m | £9.576m |
| Purchases | No. Of Assets | Cost | Property |
| Completed | 9 | £5m | Rickergate properties, BHS Woolworth Building, Herbert Atkinson House, Morton employment land, 7 Warwick Street |
| Rentals | No. Of Assets | No. Of leases | Amount p/a |
| Disposals | 32 | 88 | £268k |
| Acquisitions | 8 | 7 | £220k |

Morton

A significant part of the Business Plan delivery, and the re-engineering of the Council's Portfolio, hinged on the release and disposal of the latent value in the Council's retail and residential assets at Morton. The residential asset transfer to the Church Commissioners and the acquisition of land from the Church Commissioners to increase the Council's employment offer has now completed.

However, the proposed disposal of the Council's retail asset to a supermarket developer has fallen through. As a result of the collapse of the retail food market we now need to reconsider and refresh out proposals for this asset going forward.

Housing Sites

The 2014 Disposals Programme Refresh highlighted 18 assets as having housing development potential through various potential delivery mechanisms. Following disposal on the open market of one of the sites, desktop and further detailed investigation of the remaining sites, and the adoption of the recommendations within the 2014 Disposals Refresh, 6 sites have been confirmed as having residential development potential with detailed investigations underway to ascertain the development potential of a further 3 sites. A plan identifying the location of these sites is attached as **Appendix 4** with an outline of the current status of each of the sites shown in the schedule attached as **Appendix 5**.

2. PROPOSALS

2.1 Disposal Programme Going Forward

Assets in the Pipeline – Appendix 1

It is proposed to continue work on these assets with a view to disposing of them to gain a capital receipt and/or to assist housing delivery. The schedule outlines the relevant assets with an overview of the current position for each and how these will be taken forward.

Assets on Hold – Appendix 2

This Schedule updates Members on assets that have been put on hold within the Disposal Programme and the reasons for this. It is proposed to take these assets out of the Programme going forward and to deal with each asset on an individual basis as and when circumstances and market conditions permit.

Housing Development Sites Location Plan – Appendix 4

This plan shows the location and outlines the extent of the sites that are currently earmarked as housing sites.

Housing Development Sites Proposals – Appendix 5

This Schedule sets out the sites that are currently earmarked as housing sites, the discussions to date with Planners and the work undertaken on each and how these will be taken forward.

Overview of current position

The original Disposals Programme adopted in 2011 as a result of the Asset management Business Plan Review is now nearing the end of its 4 year anticipated lifespan. The Programme to date has exceeded target receipts and met the initial aspirations to support rental income generation, fund investment, economic development and operational property purchases and to support budget and efficiency savings. Further changes in 2014 to the content of the Programme supported proposals to bring forward a pipeline supply of future housing development sites.

Due to changing circumstances and emerging Council priorities, some of the original assets within the Disposal Programme can either no longer be brought forward for disposal or the disposal has stalled. It is therefore proposed to continue with the assets in the pipeline as outlined in Appendices 1 and 4 and to deal with

the assets outlined in Appendix 2 as a stand alone basis as and when circumstances, opportunities, and the market allows.

3. CONSULTATION

- 3.1 The Asset Review Business Plan and subsequent proposals to refresh the content of the plan were endorsed by Full Council following an extensive period of consultation with Stakeholders and Members. Further proposals to refresh the content of the Programme were discussed at the Asset Review Business Plan Officer Group and the Strategic Housing Development Group, and endorsed by Council in 2014. Further discussions and consultations have taken place with the Asset Review Business plan Officer Group and Strategic Housing Development Group with some Members have expressed views on particular assets. The outcome of the recent discussions and views has been incorporated into the latest proposals.

4. CONCLUSION AND REASONS FOR RECOMMENDATIONS

- 4.1 To update Members as to the current position with the Disposals Programme, and to more effectively manage the Council's assets in line with the wider strategic and budgetary objectives, and to bring forward sales.

5. CONTRIBUTION TO THE CARLISLE PLAN PRIORITIES

- 5.1 It is considered the proposals will support the following priorities:-
- Addressing the current and future housing needs of the City.
 - Promoting partnership working with private and public organisations.
 - Providing capital receipts to support the Asset Business Plan and maintain public services.

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Appendices
attached to report: Appendix 1 – Updated Disposal Monitoring Schedule – Part B only
 Appendix 2 – Assets on Hold Schedule – Part B only
 Appendix 3 – Completions to date Schedule
 Appendix 4 – Housing Development Sites plan
 Appendix 5 – Housing Development Sites recommendations

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: CE 39/10 Draft Asset Review Business Plan; RD47A/13 Asset Review Business Plan – Disposals Programme; GD 301/14 Refresh of Disposals Programme (2014).

CORPORATE IMPLICATIONS/RISKS:

Chief Executive's – None

Deputy Chief Executive – None

Economic Development – None

Governance – The Council has a fiduciary duty to properly manage its property assets. It has the legal powers to both buy and sell land and, in terms of disposals, should sell surplus land. The Asset Management plan is part of the Council's reserved Budget & Policy framework and, as such, the Executive is required to consult with Overview & Scrutiny before making a recommendation to Council.

Local Environment –None

Resources – The Asset Review Business Plan has been progressing since the implementation and to date has achieved £1.8m more capital receipts than originally anticipated (£9.6m against £7.8m). Nine purchases have been completed at a total cost of £5m and new income has been generated of £220,000. Lost rental income on assets sold of £268,000 has been incurred. Further assets have been identified for potential disposal which, if sold will provide additional receipts over and above those originally envisaged.

The receipts from the sale of assets associated with this disposal programme are now earmarked for funding the Council's capital programme over the next five years and therefore not available for any asset purchases not currently included in the capital programme, and receipts of £5,948,000 are scheduled to be received from these disposals in 2015/16. A re-scheduling of these disposals will have an impact on the forecast Capital Financing Requirement (CFR), and subsequently the amount of Minimum Revenue Provision (MRP) that is forecast in the revenue budget. Any reduction in receipts received will increase the CFR and increase the amount of MRP charged against General Fund Reserves.

The Capital Programme is also based on achieving £5,948,000 for disposals and if this is not achieved, there is a risk that the current programme becomes unfinanced in 2019/20 leading to a borrowing requirement in order to meet the commitments.

The re-profiling of the asset disposals will be included in the Capital Strategy for 2016/17 and any revenue impact will be included in the MTFP for 2016/17.

Asset Review Business Plan - Disposal Programme - Completed disposals - APPENDIX 3

| Disposal Programme | | | | | | | | | | Progress | | | | | | | | | | Comments & Issues | |
|--------------------|--|------|----|----|----|----|--------------------|-----------------|-------------------------------------|----------|-------|----------|---------------|------------|-----------|------------|---------|------------------------------|----------------------------|--|--|
| Item | Property | Year | | | | | Target Receipt (£) | Rental Loss (£) | No of Leases / licences / tenancies | Property | Legal | Planning | Communication | Governance | Marketing | Completion | Records | Gross Receipt Net of VAT (£) | % Change on Target Receipt | No of Leases / licences / tenancies sold | |
| | | 10 | 11 | 12 | 13 | 14 | | | | | | | | | | | | | | | |
| 1 | Morton Residential Site (Church Commissioners) | | | | | | 3,000,000 | | 1 | | | | | | | | | 2,662,500 | -11.25 | 1 | Montagu Evans. Linkage Morton Retail. Negs close finalising land exchange. Exec consent granted. |
| 5 | Whinnie House Residential Ground Lease | | | | | | 262,000 | 25,200 | 1 | | | | | | | | | 410,000 | 56.49 | 1 | Sitting tenant interest. Marriage value. Rent Review now agreed. Private treaty. Sanderson Weatherall, Phase I |
| 6 | Doctors Surgery Fusehill Street | | | | | | 10,000 | | 1 | | | | | | | | | 20,000 | 100.00 | 1 | Sold |
| 7 | Depot R/O Old Raffles Parade | | | | | | 30,000 | | 1 | | | | | | | | | 24,000 | -20.00 | 1 | Sold |
| 13 | Doctors Surgery at Eastern Way | | | | | | 137,500 | 8,250 | 1 | | | | | | | | | 160,000 | 16.36 | 1 | Sold |
| 16 | BBC Annetwell Street | | | | | | 10,000 | | 1 | | | | | | | | | 50,000 | 400.00 | 1 | Sold |
| 17 | Port Road Workshops and Storage Land | | | | | | 300,000 | 29,925 | 6 | | | | | | | | | 275,000 | -8.33 | 6 | Sold |
| 18 | Land at Gelt Rise Brampton | | | | | | 200,000 | | | | | | | | | | | 216,000 | 8.00 | | Sold |
| 19 | Land at Low Meadow | | | | | | 324,000 | | | | | | | | | | | 360,000 | 11.11 | | Sold |
| 21 | Treasury Court | | | | | | 180,000 | 13,500 | 1 | | | | | | | | | 260,000 | 44.44 | 1 | Auction 161013. Sold. |
| 22 | Land at Leabourne Road | | | | | | 24,000 | | 1 | | | | | | | | | 14,000 | -41.67 | 1 | Sold. |
| 24 | Hewson Street Workshops | | | | | | 200,000 | 20,000 | 5 | | | | | | | | | 180,000 | -10.00 | 5 | Sold |
| 25 | South John Street Workshops & Storage Land | | | | | | 190,000 | 15,000 | 8 | | | | | | | | | 164,950 | -13.18 | 8 | Sold |
| 26 | Land adjoining Morton Petrol Filling Station | | | | | | 50,000 | 20 | 1 | | | | | | | | | 47,500 | -5.00 | 1 | Sold |
| 29 | Retail Units 1.2 & 3 Market Place, Brampton | | | | | | 237,000 | 23,350 | 2 | | | | | | | | | 240,000 | 1.27 | 2 | Sold |
| 31 | Burgh Road Industrial Estate | | | | | | 1,000 | | 1 | | | | | | | | | 500 | -50.00 | 1 | Sold |
| 32 | Land at Lanning Foot Rockcliffe | | | | | | 70,000 | | 0 | | | | | | | | | 47,500 | -32.14 | | sold |
| 33 | Currock Road Retail Site | | | | | | 1,393,000 | 77,000 | 3 | | | | | | | | | 1,910,000 | 37.11 | 3 | Sold |
| 34 | Long Island Park Industrial Estate | | | | | | 157,000 | 12,600 | 3 | | | | | | | | | 204,000 | 29.94 | 3 | Sold |
| 35 | Longtown Industrial Estate | | | | | | 90,000 | 7,200 | 3 | | | | | | | | | 80,000 | -11.11 | 3 | Sold |
| 36 | Willowholme Industrial Estate | | | | | | 300,000 | 28,756 | 25 | | | | | | | | | 859,000 | 186.33 | 14 | All sites now sold apart from Showman's Guild sites |
| 37 | Airport Industrial Estate | | | | | | 30,000 | 4,678 | 2 | | | | | | | | | 53,000 | 76.67 | 2 | Sold |
| 39 | Rigg Street | | | | | | 5,000 | | 1 | | | | | | | | | 12,000 | 140.00 | 1 | Sold |
| 41 | Garages at Isabella Street | | | | | | 12,000 | | 5 | | | | | | | | | 19,000 | 58.33 | 5 | Sold |
| 43 | Garages at Tullie Street | | | | | | 12,000 | 502 | 2 | | | | | | | | | 18,000 | 50.00 | 2 | Sold |
| 44 | Garages at Allason Court Brampton | | | | | | 10,000 | 1,004 | 4 | | | | | | | | | 9,750 | -2.50 | 4 | Sold |
| 45 | Garages at Broad Street | | | | | | 31,000 | 1,256 | 10 | | | | | | | | | 42,000 | 35.48 | 10 | sold |
| 46 | Land at Old Isolation Hospital, Moorhouse | | | | | | 65,000 | | 2 | | | | | | | | | 95,000 | 46.15 | 2 | Sold |
| 47 | Agricultural land at Carlisle Airport | | | | | | 300,000 | | 5 | | | | | | | | | 479,760 | 59.92 | 5 | Sold |
| 48 | Agricultural land at Harker | | | | | | 32,000 | | 1 | | | | | | | | | 39,500 | 23.44 | 1 | Sold |
| 49 | Land at Gelt Bridge Brampton | | | | | | 150,000 | | 1 | | | | | | | | | 210,000 | 40.00 | 1 | Sold |
| 50 | Esk Street Depot | | | | | | 13,000 | | 0 | | | | | | | | | 13,000 | 0.00 | 1 | Sold |
| 51 | Raffles Development Land | | | | | | 800,000 | | 0 | | | | | | | | | 400,375 | -49.95 | | Lovells Partnership Agreement. 1) £150,000 Riverside, Dalston Ave, 2) £90,374.64 Kovells Raffles Est, 3) £65,000 Lovells 2012/13 4) £95,000 Riverside Thomlinson Ave 2013/14 |
| | Annual Loss of Rent: | | | | | | 268241 | | | | | | | | | | | 9,576,335 | | 32 | properties sold. Total no' leases, licences & tenancies sold: 88 |
| | Total target receipt | | | | | | 7,825,500 | | | | | | | | | | | 201,500 | | | Net receipts over estimate: £1,811,335.00 |
| | | | | | | | | | | | | | | | | | | 9,374,835 | | | n.b. Net receipts now includes Willowholme - as from 31/03/13 |
| | | | | | | | | | | | | | | | | | | | | | |
| | KEY: | | | | | | | | | | | | | | | | | | | | |
| | Progress Indicator | | | | | | | | | | | | | | | | | | | | |
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**Asset Review Business Plan - Disposal Programme
Potential Housing Development Sites**

Scale: 1:21,277 Date: 11/05/2015

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Carlisle City Council LA 0100024459. 2006.

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CARLISLE
CITY COUNCIL

www.carlisle.gov.uk

**ASSET REVIEW BUSINESS PLAN – DISPOSAL PROGRAMME
HOUSING DEVELOPMENT SITE RECOMMENDATIONS**

| PLAN REF | ME | PLAN REF | ASSET | | | | PLANNING OVERVIEW | GREEN SPACE COMMENTS | HOUSING COMMENTS | PROPERTY SERVICES ACTION / POSITION | CONSIDERATIONS & ISSUES | RECOMMENDED ACTION | CHANGES FROM 2014 DISPOSALS REFRESH? |
|----------|-----|----------|--|----------------|---------------|---------------|-----------------------------|---|---|---|---|--|--|
| | | | Name | Asset Category | Disposal Prog | Area Ha | Use | | | | | | |
| 1 | 107 | | Raffles Development Land | Investment | Disposal Prog | 11.64 28.7 | Lovells Dev't Scheme | No green space implications | No comments | Sales proceeding in line with development agreement with Lovells | Lovells Partnership Development Programme. Phases 4, 5, 6 to build out. Affordable houses for sale & some social housing | Continue to progress housing dev / sales with Lovells Mix affordable Pville Sector & Social Housing | No Changes |
| 2 | 105 | | Land at Wood Street | Investment | Disposal Prog | 0.22 0.55 | Former Bowling Green Vacant | No operational green space implications. There is an expectation that this site will be developed. There have been suggestions of a community garden on the site but this would be a community initiative if it ever came forward. | Limited interest from Housing Associations as a 'stand alone' site but could have potential if packaged with other Council owned sites through Demonstration Project. Also possible potential for community led development. Narrow access. | Ex bowling green – preparatory work undertaken and indicative development commissioned and received to inform how to overcome known issues with the site. Report to Members on RP led development/Council funded scheme | Part Flood Zone. Poor access. Neighbourhood issues. TPO's. Site lines. Off-street parking required. Delivery for housing or any use will be problematic. Potential Council backed housing scheme. | Report put forward to Members around site potential and viability. Await feedback. Continue discussions with Housing around inclusion of the site within any 'demonstration project package' | Updated Housing comment, Property Services Action and Recommendation |
| 3 | 110 | | Land at English Street, Longtown | Investment | Disposal Prog | 0.46 1.14 | Former Allotments Vacant | No green space implications | No comments | Ex bowling green – preparatory work undertaken and issue with flooding has arisen which is currently being looked at by a consultant. Provisional agreement to bring to market jointly with Church. | Feasibility of joint development with Catholic Church. Access issues. Consent on neighbouring land issued – see application 11/02/19. | Pville Sector Housing Disposal Programme sale. Progress discussions with Church to jointly bring to market in Summer 2014. | No Changes |
| 4 | 100 | | Land SW of Kingwater Close, Brampton | Investment | Disposal Prog | 2.32 5.73 | Agricultural land | No green space implications | Main two accesses would involve crossing Riverside land. Riverside has expressed interest in working with a private developer partner to develop the site for market housing with Riverside as the provider for the affordable housing element. | Preparatory work already undertaken re initial searches | Attractive/desirable site for pville developers. Access limitations to unpick. Development in conjunction adjoining land a possibility. Probably our most valuable site. | Pville Sector Housing Disposal Programme sale. Bring forward into market. | No Changes |
| 5 | N/A | | Land at California Road, Grey Moorhill | Investment | No | 6.54 16.15 | Agricultural land | It is understood that the area mooted for disposal is adjacent to, and does not include, the area used for football pitches by both local teams and James Rennie School, which we would wish to see retained. The adjacent site is of limited recreational value. | No comments | Preparatory work undertaken and title recently registered at Land Registry | Association formerly with Kingstown IE Allotment allocation review but not progressing now. Access. Possible joint approach but road improvements may be required. Deliverable | Opportunity for Mix Pville Sector & Social Housing Inclusion in Kingstown / Parkhouse Future Management Options a possibility. Bring to the market for sale. | |

| PLAN REF | ME | ASSET | | | | PLANNING OVERVIEW | GREEN SPACE COMMENTS | HOUSING COMMENTS | PROPERTY SERVICES ACTION / POSITION | CONSIDERATIONS & ISSUES | RECOMMENDED ACTION | CHANGE IN RECOMMENDATION FROM 2014 DISPOSALS REFRESH? |
|----------|-----|----------------------------------|----------------|---------------|---------------|-------------------------|--|---|---|--|---|--|
| | | Name | Asset Category | Disposal Prog | Area Ha Acs | Use | | | | | | |
| 6 | 103 | Land at Beverley Rise, Harraby | Investment | Disposal Prog | 2.15 5.30 | Agricultural land | Allocated in the Preferred Options Local Plan for housing development (open market with a S106 contribution for affordable units). | Interest from local Housing Associations in delivering part of the site. Could have potential for 'Demonstration Project' with Carlisle College | Preparatory work undertaken including report on title and planning advice. No private developer interest in the site following soft market testing | Various potential access points. M6 buffer screening required. | Site for Social Housing. Progress as potential 'Demonstration Project' | Property Services action and recommendation changes |
| 7 | N/A | Land at Greta Ave | Operational | No | 0.41 1.00 | Former Allotment Vacant | Designated in the Preferred Options Local Plan as open space. The adjacent beck is recognised as a main river which requires an 8metre exclusion zone from development alongside the beck. Could be considered as a windfall site for small development if a scheme could be designed to overcome this. | Interest from local Housing Associations, subject to flood risk assessment. Possible site for 'Demonstration Project' with Carlisle College. Previous architect investigations confirm potential residential capacity and developability of the site. | Initial plans prepared and deed numbers checked. Consultant engaged to look at how any development may overcome the flooding issue. | Scope for housing with limited access and flooding issues. Consider allotment status. | Site for Social Housing but limited potential. Progress potential for inclusion within 'Demonstration Project package'. | Housing comment, Property Services action and recommendation Changes |
| 8 | N/A | Hadrian's Gardens, Brampton Road | Operational | No | 1.14 2.8 | Open space | Designated in the Preferred Options Local Plan as white land which envisages no change. Initial assessment limits the use due to the existence of Hadrian's Wall to the north and a play area on site. Archaeological works and relocation of play area may allow limited potential for development but would not allocate the whole site for development. | Interest from local Housing Associations. Riverside has a shared liability for the un-adopted carriageway. Proximity to Roman Wall & Vallum likely to increase archaeological costs. | Brampton Rd - initial plans prepared and deed numbers checked. Consultant engaged to look at how current access road width, archaeological issues and retention of play and recreation provision could be factored into any potential development and to advise on the viability of the site. | Amenity land. Outside Urban boundary. Access limitations. Archaeological implications. | Pursue limited scope for Social Housing or Self Build or other specialist needs. | Property Services action changes. |
| 9 | | 226-228 Raffles Avenue | Operational | No | 0.055 0.13 | Former Community Centre | The site lies within the boundary of the defined urban area. The land is designated as a Primary Residential Area (Policy H2 in the Carlisle Local Plan), meaning that proposals which would relate to or complement the existing residential uses, including new residential development, would be supported. | No interest from Registered Providers as a 'stand alone' site as unlikely to be financially viable. Potential for housing development and to return this site back to open space, restoring the original boundary of the adjacent park. | Potential to include this site as part of a 'demonstration project' package if married with adjacent grassed opens space. Explore potential further | Amenity land/open space. Demolition of existing building. Viability of developing site. Marriage with adjacent grassed open space to create larger site. | Explore 'demonstration project package' potential further. If not viable bring to open market for disposal. | Additional site |