

**HRA Garages****Recommendations****BLACKWOOD / CEFN FFOREST**

There are 143 garages in various locations around Blackwood and Cefn Fforest. Occupancy is 84%.

	Budget (£)
Addison Street (nos 1 to 4) Life expired, demolish and construct new block of 4	14,000
Addison Street (nos 5 to 11) Life expired, demolish and construct 2 new blocks of 3	21,000
Alderman Close (nos 66 to 69; 70 to 72) Retain and repair	2,500
Apollo Way (nos 36 to 40) Retain and repair	1,000
Apollo Way (nos 58 to 59) Retain and repair	300
Apollo Way (nos 32 to 35) / Waunllwyn Crescent (nos 26 to 31) Demolish 32 to 35 Retain and repair 26 to 31	800 1,200
Apollo Way (nos 41 to 47) Retain and repair	1,400
Chartist Way (nos 1 to 8) Retain and repair	1,600
Chartist Way (nos 59 to 61) Retain and repair	600
Coedcae Walk (nos 20 to 25) Retain and repair	700
Coronation Road (nos 1 to 20) Retain and repair	4,000
Croeso Square (nos 62 to 65) Retain and repair	1,000
Dylan Avenue (nos 1 to 38) Retain and comprehensive repairs	24,000
Lewis Lewis Avenue (nos 1 to 6) Retain and repair	300

Montclair Avenue (nos 1 to 6) Retain and repair	1,200
Parfitt Place (nos 48 to 57) Demolish due to ASB	12,000

### **CWMCARN**

Edwardsville (nos 1 to 9) – all occupied  
Garages are integral and should be included in planned maintenance programme for dwellings.

### **MARKHAM**

There are only 4 garages in Markham and they are all occupied

	Budget (£)
Monmouth Walk (nos 1 to 4) Retain and repair Possible encroachment	1,000

### **PENLLWYN, PONTLLANFRAITH**

There are 78 garages on the Penllwyn estate. Occupancy is 45%

	Budget
Broadmead (nos 1 to 6, 7 to 12, 13 to 18) Retain and repair 1 to 6, and 13 to 18 Demolish 7 to 12	3,000 1,500
Broadmead (nos 19 to 24, 25 to 30, 31 to 36, 37 to 42) Retain and repair 19 to 24, and 31 to 36 Demolish 25 to 30, and 37 to 42	3,000 3,000
Glan Islwyn (nos 1 to 16, 17 to 21, 22 to 25) Demolish 1 to 16 Retain and repair 17 to 21, and 22 to 25	19,000 2,250
Manor Road (nos 9 to 14, and 15 to 19) Demolish 9 to 14, and 15 to 19	32,000

### **PENTWYNMAWR**

Glanbrynnar (nos 1 to 5) – all occupied

Garages are integral and should be included in planned maintenance programme for dwellings.

### **PANTSIDE**

There are 50 garages on the Panside estate. Occupancy is 82%.

	Budget (£)
Cefn Court (nos 10 to 13) Retain and carry out minor repairs	600
Elm Court (nos 18 to 21) Retain and carry out minor repairs	600
Glanshon Court (nos 33 to 36) Retain and carry out minor repairs	600
Glanshon Court (nos 41 to 42) Demolish, reduce level of bases, resurface and mark out parking bays	5,000
Glanshon Court (nos 43 to 46) Retain and carry out minor repairs	600
Lime Court (nos 14 to 17) Retain, routine maintenance	
Linden Court (nos 47 to 50) Retain and carry out minor repairs	1,100
Oak Tree Court (nos 22 to 25) Retain and carry out minor repairs	600
Penycaeau Court (nos 26 to 30) Retain and carry out minor repairs	750
Queens Road (nos 66 to 71) Retain and carry out minor repairs	900
Rose Court (nos 6 to 9) Retain, routine maintenance	
Willow Court (nos 1 to 5) Retain and carry out minor repairs	750

### **RISCA**

There are 390 garages in Risca, mostly on the Ty sign estate. Occupancy is 62%.

	Budget (£)
Almond Avenue (nos 183 to 207) Retain and comprehensive repair	50,000
Aster Close (nos 147 to 167; nos 168 to 182) Retain and comprehensive repair 147 to 167	42,000
Demolish 168 to 182 and replace block of 8	41,500

Channel View (nos 14 to 17; no 19) Retain, routine maintenance	
Elm Drive (nos 395 to 418) Retain and comprehensive repair	48,000
Elm Drive (nos 387 to 394) Demolish	10,000
Elm Drive (nos 431 to 438; nos 439 to 445) Demolish 431 to 438 Retain and repair 439 to 445	10,000 14,000
Elm Drive (nos 446 to 455) Retain and comprehensive repair	20,000
Elm Drive (nos 476 to 485) Retain and comprehensive repair	20,000
Fairview Avenue (nos 83 to 99; nos 100 to 117) Demolish 83 to 99, and create curtilage parking Retain and comprehensive repair 100 to 117	37,400 36,000
Fairview Avenue (nos 118 to 131 and nos 132 to 139 ) / Holly Road (nos 63 –70) Demolish and redesign as parking / amenity	66,000
Fernlea (nos 497 to 499) Retain and repair	450
Holly Road (nos 373 to 386) Retain and comprehensive repair	28,000
Manor Way (nos 456 to 459) Retain and comprehensive repair	8,000
Manor Way (nos 460 to 475) Retain and comprehensive repair	32,000
Mount Road (nos 140 to 146) Retain and comprehensive repair	14,000
Rowan Road (nos 50 to 57) Retain and comprehensive repair	16,000
Rowan Road (nos 58 to 62) Retain and comprehensive repair	10,000
Sycamore Crescent (nos 246 to 252) Demolish, remove bases	7,900
Sycamore Crescent (nos 253 to 262) Retain and comprehensive repair	20,000
Sycamore Crescent (nos 263 to 293) Demolish, new boundary fencing	72,000

Sycamore Crescent (nos 314 to 325, nos 347 to 355; nos 356 to 372)	
Demolish 314 to 325 and 356 to 372)	72,000
Retain 347 to 355 and comprehensive repair	18,000
Tanybryn (nos 1 to 4; nos 7 to 13)	
Demolish	22,000
Thistle Way (nos 208 to 213, nos 214 to 221 nos 222 to 229, nos 230 to 245)	
Demolish 230 to 245	12,000
Brick up 222 to 229 and provide rendered finish	4,000
Retain 208 to 221 and comprehensive repair	28,000

### **SPRINGFIELD, PONTLLANFRAITH**

There are 60 garages in Springfield. Occupancy is 72%

	Budget (£)
Highland Crescent (nos 23 to 30)	
Retain, minor maintenance	200
Millbrook Road (nos 15 to 22)	
Potential infill development site	
Demolish	8,000
Mill Road (nos 1 to 7)	
Retain and repair	700
Mill Road (nos 8 to 17, and 18 to 21)	
Retain and repair	2,100
Sirhowy View (nos 22 to 25)	
Demolish	5,200
Warren Court (nos 26 to 35, and 36 to 39)	
Retain and repair	1,700
Woodland Road (nos 1 to 5)	
Demolish	1,250

### **TRINANT**

There are 19 garages in Trinant. Occupancy is 63%.

	Budget (£)
Conway Road (nos 1 to 7)	
Retain, routine maintenance	
Princess Crescent (nos 1 to 3)	
Retain and carry out minor repairs	300

Princess Crescent (nos 4 to 6) Retain and carry out minor repairs	300
Princess Crescent (nos 7 to 9) Retain and carry out minor repairs	300
Thornleigh Road (nos 1 to 3) Retain, routine maintenance	

## **LOWER RHYMNEY VALLEY**

### **BEDWAS**

There are 29 garages on a single site which includes one leased garage. Occupancy is 58%.

	Budget (£)
Bryn Fedw (nos 1 to 29) Low demand site which has development potential. Terminate tenancies Demolition	37,000

### **CAERPHILLY**

There are 82 garages in Caerphilly, of which 33 that have been leased. Occupancy is 90%

	Budget (£)
Bronrhiw Avenue (nos 6 and 15) Detached HRA land, 14 leased garages Demolition Site disposal	16,000
Claude Road (nos 1 to 9; 10 to 45) Retain and repair	48,000
Heol Trecastell (nos 2 to 7, 9) Poor condition Demolish and rebuild	54,000
Morgan Jones (nos 2 to 6, 8 to 10) Demolish no 10 and repair remainder	7,000

### **CHURCHILL PARK**

There are 76 garages in Churchill Park of which 17 are leased. Occupancy is 74%.

	Budget (£)
Davies Drive (nos 1 to 6) Retain and repair	2,500
Davies Drive (nos 7 to 10)	

## Investigate encroachment and use

Davies Drive (nos 11 to 14) Retain and repair	1,250
Dyfed Drive (nos 1 to 4) Retain and repair	400
Dyfed Drive (nos 5 to 8) Retain and repair	400
Dyfed Drive (nos 9 to 22) Retain and repair	2,100
Dylan Drive (nos 1 to 8) Retain and repair	800
Gruffyd Drive (nos 1 to 12) Retain and repair	1,500
Herbert Drive (nos 1 to 5) Retain and repair	1,250
Howard Drive (nos 1 to 4) Minor maintenance	200
Howard Drive (nos 5 to 8) Minor maintenance	400
Howard Drive (nos 15 to 17) Minor maintenance	300
Lewis Drive (nos 1 to 4) Minor maintenance	400

## **DRAETHEN**

There is an isolated pair of garages at Nant-y-felin. One garage has been leased. Garages should be sold.

## **GRAIG Y RHACCA**

There are 10 garages in Graig y Rhacca, plus 1 that has been leased. Occupancy is 100%

Budget (£)

Coleridge Gardens (nos 1 to 4) Retain, routine maintenance	
Coleridge Gardens (nos 5 to 7, and 9 to 11) Retain, routine maintenance	

## LANSBURY PARK

There 51 garages in Lansbury Park, plus 10 that have been leased. Occupancy is 86%

Budget (£)

Alexander Court (no1)  
Retain, routine maintenance

Attlee Court (nos 1 to 3)  
Retain, routine maintenance

Attlee Court (nos 4 to 6)  
Retain, routine maintenance

Attlee Court (no 7)  
Retain, routine maintenance

Buxton Court (nos 1 to 3)  
Retain, routine maintenance

Graham Court (nos 1 and 2)  
Retain, routine maintenance

Graham Court (nos 3 to 5)  
Retain, routine maintenance

Graham Court (nos 6 to 8)  
Retain, routine maintenance

Haldane Court (nos 1, 2 and 3)  
Retain, routine maintenance

Hartshorn Court (nos 1 and 2)  
Retain, routine maintenance

Maxton Court (nos 1 to 4)  
Retain, routine maintenance

Maxton Court (nos 5 to 7)  
Retain, routine maintenance

Maxton Court (nos 8 to 10)  
Retain, routine maintenance

Maxton Court (nos 11 to 15)  
Retain, routine maintenance

Trevelyan Court (nos 1 and 3)  
Retain, routine maintenance

Trevelyan Court (nos 4 and 5)  
Retain, routine maintenance

Trevelyan Court (nos 6 to 8)  
Retain, routine maintenance

Trevelyan Court (nos 9 and 10)  
Retain, routine maintenance

Wedgewood Court (nos 1 to 3)  
Retain, routine maintenance

## **MACHEN**

There is an isolated block of 6 garages located within a public car park.

	Budget(£)
The Crescent (nos 1 to 6) Demolition	6,000

## **RUDRY**

There is an isolated pair of garages at Heol y Garth. One garage is leased. Garages should be sold

## **TRECENYDD, CAERPHILLY**

There are 15 garages in Trecenydd, plus 3 that have been leased. Occupancy is 72%

	Budget (£)
Second Avenue (nos 2 to 7) Tight site, 4 void, demolish	1,500
Third Avenue (no 8, nos 10 to 13) Retain and repair	1,200
West Avenue (nos 93 to 95, 99) Poor condition demolish, but no 101 To be offered for sale to occupier Adjacent property	5,000

## **TRETHOMAS**

There are 26 garages in Trethomas of which 3 are leased. Occupancy is 96%

	Budget (£)
The Bryn (nos 1 to 14) Retain and repair	21,000
The Bryn (nos 15 to 20, and nos 21 to 24) Retain and repair	15,500
Grove Estate ( 1 and 2)	

Routine maintenance

## **UPPER RHYMNEY VALLEY**

### **ABERBARGOED**

There are 21 garages in Aberbargoed. Occupancy is 52%.

	Budget (£)
Heathfield Walk (1 garage) Retain, routine maintenance	
Rockleigh Avenue (nos 1 to 6 and 24 to 37)	
Demolish 1 to 6 and remove slabs	6,900
Retain and refurbish 24 to 37	21,000

### **ABERTYSSWG**

There are 3 garages in Abertysswg plus 1 that is leased.

	Budget (£)
Westville (nos 14 to 17) Demolition	4,800

### **GILFACH**

There are only 2 garages in Gilfach plus 2 leased as part of the same block.

Hillside View (nos 1 to 4)  
Retain, routine maintenance

Park View (nos 1 and 2)  
Retained by DLO for storage

### **MAESYCWMMER**

There are 36 garages in Maesycwmmmer plus 5 that are leased. Occupancy is 76%.

	Budget (£)
The Crescent (nos 1 to 14) Demolition nos 1 to 3 Retain, routine maintenance nos 5 to 14	3,600
Glen View (nos 1 to 4) Demolition, possible infill development	4,800
Gwerna Crescent nos 1 to 14) Life expired, replacement with larger prefabricated garages	51,000
Pleasant View (nos 1 to 6)	

Demolition	7,800
Pleasant View (nos 11 to 13) Demolition	3,900
Investigate land ownership and encroachment	
Y Glyn (1 garage) Retain, routine maintenance	

## **NELSON**

There are 16 garages in Nelson plus 2 leased. Occupancy is 89%

	Budget (£)
Bryncelyn (nos 1 to 3) Retain and repair	600
Possible development potential	
Lan y Parc (nos 17 to 22; 23 to 28) Due to structural problems demolish nos 21,22,28	3,900
Retain and repair remaining 9 garages	1,800
Rhiwfer (nos 15 to 27) Retain and repair	1,000

## **NEW TREDEGAR**

There is 1 rented garage and 11 leased garages in the one block.

	Budget (£)
Church Terrace Retain and refurbish	6,000

## **PONTLOTTYN**

There are 14 garages in Pontlottyn plus 4 leased garages. Occupancy is 83%

	Budget (£)
Chapel Street (nos 1 to 5) Demolition	10,000
Heol Evan Wynne (nos 1 to 3) Retain and repair	4,100
Hill Road (nos 1 to 10) Retain and repair	21,800

## RHYMNEY

There are 168 garages in Rhymney plus 16 that are leased. Occupancy is 67%.

	Budget (£)
Aneurin Terrace (nos 1 to 11) Retain, routine maintenance	
Duffryn View (nos 18 to 22) Demolition, possible development potential	5,000
Forge Crescent (nos 24 to 32) Retain and repair	13,800
Glan yr Afon (nos 1 to 6) Retain and repair	1,500
Glan yr Afon (nos 7 to 12, 13 to 15) Demolition 7 to 12 Retain and repair 13 to 15	10,800 750
Glan y Nant (nos 1 to 5) Retain, minor repairs	500
Glan y Nant (nos 11 to 17, 18 to 24, 25) Demolition 11 to 17 and 25 Retain and repair 18 to 24	10,000 700
Golwyg y Mynydd (nos 22 and 23) Retain, routine maintenance	
Maerdy View (nos 4 to 20) Demolition, retain as parking area	13,200
Maerdy View (nos 64 to 79) Demolition 72 to 79 Retain and repair 64 to 71	9,600 11,000
Phillips Walk (nos 9 to 13) Retain and repair	500
Phillips Walk (nos 22 to 24) Demolition	3,600
Phillips Walk (nos 3 and 4) Demolition Ownership of third garage to be investigated	2,400
Phillips Walk (nos 34 to 37) Retain, routine maintenance	
Plantation Terrace (nos 27 to 34) Demolition 27 to 30 Retain and repair 31 to 34	1,000 1,000

Rowan Place (nos 42 to 47)	
Demolition	7,000
Ownership of 41 to be investigated	
Rowan Place (nos 34 to 36)	
Demolition	6,000
Rowan Place (nos 37 to 38, 40)	
Retain and repair	2,600
Sunnyhill (nos 1 to 2)	
Retain, routine maintenance	
Tanybryn (nos 48 to 54)	
Retain and repair	10,000
Ownership of 53 and 54 to be investigated	
Tanybryn (nos 37 to 42)	
Retain, routine maintenance	
Tanybryn (nos 43 to 44)	
Retain and repair	3,100
Ownership of 2 garages not on records to be investigated	
Tanybryn (nos 3 to 18)	
Demolition, bases retained for parking	19,000
Tre Edwards (nos 1 to 14)	
Retain and repair	14,000
Upper High Street (nos 3 to 5)	
Retain, routine maintenance	
Wellington Way (nos 32 to 40)	
Demolition	11,700
Potential development	