

<b>Area</b>	<b>Name of Garage Block</b>	<b>Number of garages in block</b>	<b>Number Void</b>	<b>Comment</b>	<b>Recommendation</b>
<b>Caterham</b>	<b>Fern Towers</b>	41	8	High demand for garages in this locality and condition generally ok. Faulty lighting has been repaired. Site has potential for housing development but is not a priority site for our housing development team at present.	Repair any defective garages and maximise lettings.
	<b>Addison Road</b>	6	1	Garage doors are timber, rotten and less secure. We are gradually replacing them for our standard metal doors. A charity occupies one garage, on a historic agreement, free of charge.	Repair and let the void garage.
	<b>Coulsdon Road</b>	42	10	Demand for these garages is high, however repairs are required to the doors and concrete frames. The garages flood when it rains due to the camber of the surface. Potential for housing development.	Work with community surveyors to prepare a specification for repair and obtain quotes. Assess whether it is worth undertaking the repairs given cost of repair and timing of possible housing development.
	<b>Croydon road</b>	9	4	High demand. Locks need to be changed. One repossession required.	Repair and let the void garage.

	<b>Commonwealth</b>	6	0	Fully let	Continue to maintain garages and let any that become vacant.
	<b>Edinburgh Road</b>	9	0	Fully let. Potential for housing development but not a current priority.	Continue to maintain garages and let any that become vacant.
	<b>Eldon road</b>	5	0	Fully let	Continue to maintain garages and let any that become vacant.
	<b>Everard Lane</b>	1	0	Stand alone garage in poor condition. Void. Low demand.	Demolish garage. It is located on land that could be part of a future housing redevelopment. Consider planting a tree.
	<b>Foxon lane</b>	1	0	Fully let	Consider a sale.
	<b>Godstone Road</b>	12	0	Fully let. High demand in this location.	Continue to maintain garages and let any that become vacant.
	<b>Holly tree Road</b>	8	2	Lock changes required to inspect the voids.	Maintain garages and let the voids.
	<b>Parkside, Stanstead Road</b>	2	2	Repairs needed to repair/board up windows, change lock and clear vegetation. Demand low. Under consideration as a development site.	Consider longer-term options for wider site.

	<b>Rosedale, Park road.</b>	1	0	Currently let in conjunction with a tenancy agreement.	Garage land would be needed for any future redevelopment of wider site. If/when garage becomes vacant, do not sell. Could consider demolition to provide more parking spaces in short term, if parking is required.
	<b>Ryelands Close</b>	9	3	Garages 7, 8 & 9 are in poor condition. Potential for sale of plot, or 1 social housing unit, but not a priority site at present.	Repair and let the void garages.
	<b>Stafford road</b>	8	3	Low demand and poor quality. Garage site is on a very steep slope. More parking is needed on Stafford Road, but the gradient of the site is challenging. Some potential for housing development.	Consider alternative uses.
	<b>The Grove, Green lane.</b>	14	5	Low demand. Poor quality. Old wooden doors.	Consider alternative uses.
	<b>Westway</b>	1	1	Fully let.	Garage land would be needed for any future redevelopment of wider site. If/when garage becomes vacant, maintain and re-let.
	<b>Windmill Close</b>	6	0	Fully let. Another block here was demolished to make way for housing development.	Continue to maintain garages and let any that become vacant.
<b>TOTAL</b>		<b>204</b>	<b>39</b>		

<b>Bletchingley and Nutfield</b>	<b>Blacklands Meadow, Nutfield</b>	15	6	Lock changes in progress in order to inspect and let the voids.	Continue to maintain garages and let any that become vacant.
	<b>Kentwyns Rise, South Nutfield</b>	5	2	Repairs raised to fully let. Minor repairs only on this site as potential for housing development.	Minor repairs only. Alternative garages at Mid Street and Blacklands.
	<b>St Catherines Cross, Bletchingley</b>	19	17	Low demand and unsafe condition. Tenants have been asked to vacate. Several neighbours have created unauthorised access onto the site. Site has a gate. Some limited potential for housing development.	Demolish garages. Consider alternative uses such as paid-for vehicle parking, sale of parts for garden land.
	<b>Mid Street, South Nutfield</b>	11	2	One door requires replacement. One garage very wet, cause to be investigated.	Continue to maintain garages and let any that become vacant.
<b>TOTAL</b>		<b>50</b>	<b>27</b>		
<b>Godstone and Tandridge</b>	<b>Dean Shaw, Tandridge</b>	<b>4</b>	<b>3</b>	Low demand. Poor quality. Concrete lintels on garages have fallen off.	Consider alternative uses e.g. marketing garages for commercial use/demand from parish council/community groups. If demand exists, repair garages.
	<b>Hickman's close, Godstone</b>	<b>12</b>	<b>0</b>	Fully let.	Continue to maintain garages and let any that become vacant.

	<b>Tylers Close</b>	<b>8</b>	<b>3</b>	This site is gated. When it rains, the garages suffer water ingress. Site has development potential for 3 houses, but not a current priority.	Investigate drainage options to reduce water ingress. Let the void garages.
<b>TOTAL</b>		<b>24</b>	<b>6</b>		
<b>Hurst Green</b>	<b>Chestnut Copse, Hurst Green.</b>	<b>30</b>	<b>17</b>	High demand. Various repairs issues.	Repair garages and let the voids.
	<b>Coldshott, Hurst Green.</b>	<b>4</b>	<b>0</b>	Fully let. Potential for housing development but not a current priority.	Continue to maintain garages and let any that become vacant.
	<b>Pollard's oak road, Hurst Green.</b>	<b>16</b>	<b>8</b>	Garages 7 to 12 are in an unsafe condition due partly to a mature tree that is growing in the vicinity of the garages. These garages are earmarked for demolition. The other garages in this block are fully let.	Consider alternative uses for the block that requires demolition.
	<b>Meadowlands</b>	<b>8</b>	<b>2</b>	Need to inspect condition of the voids. There is a large open area to the rear of the garages, and the site could be suitable for development, but the access is very narrow with privately owned housing either side.	Continue to test demand for these garages and let the voids if possible. Consider alternative uses.

	<b>Pollards Oak Shops</b>	<b>11</b>	<b>0</b>	Fully let. Potential for housing development but not a current priority.	Keep in repair and continue to let garages as they become vacant.
<b>TOTAL</b>		<b>69</b>	<b>27</b>		
<b>Lingfield and Dormansland</b>	<b>Cottenham, Lingfield</b>	<b>6</b>	<b>0</b>	Fully let. Site has potential for housing development. Under review by our housing development team.	Liaise with Housing Development regarding timing. Carry out minor repairs only, as required, and continue to let garages if they become available.
	<b>Drivers mead, Lingfield.</b>	<b>17</b>	<b>12</b>	Hard to let. Parking issues mean tenants cannot access their garages.	Consider redevelopment/alternative uses.
	<b>Jeddere Cottages, Dormansland</b>	<b>12</b>	<b>3</b>	Demand has increased now that garages at Hollow Lane have been vacated and given condition of garages at New Farthingdale. Garages 7 to 12 need inspection to ascertain need for and cost of repairs. Some local residents interested in purchasing land. Parking in the area is problematic.	Consider repair and re-let. Consider alternative use e.g. parking/EV charging.
	<b>Saxbys Lane, Lingfield.</b>	<b>24</b>	<b>6</b>	Garage site has two vehicular accesses, both with gates. Locks need to be changed for security. Vegetation needs cutting back. Several garages keep flooding. Need to investigate improving	Arrange repairs and continue to let garages.

				drainage. Demand is reasonably high.	
	<b>Meadowside Park, Lingfield</b>	<b>29</b>	<b>6</b>	Waiting list is very short. Garages are in reasonable condition.	Continue to try to let garages.
<b>TOTAL</b>		<b>88</b>	<b>27</b>		
<b>Others</b>	<b>Buckhurst Mead</b>	<b>6</b>	<b>6</b>	Site is only just within the Tandridge boundary and is very close to East Grinstead. Garages are poor quality. A neighbour is accessing a private garage via our land.	Consider alternative uses.
	<b>Godstone Road, Whyteleafe.</b>	<b>1</b>	<b>0</b>	Fully let	
	<b>Little Collins, Outwood, Redhill.</b>	<b>7</b>	<b>2</b>	Door repairs completed and the two voids are being let in September.	Keep in repair and continue to let garages as they become vacant.
	<b>Rowplatt, Felbridge.</b>	<b>6</b>	<b>0</b>	Fully let. Good condition. Demand not particularly high.	Keep in repair and continue to let garages as they become vacant, subject to demand.
<b>TOTAL</b>		<b>20</b>	<b>8</b>		

<b>Oxted and Limpsfield</b>	<b>Chalkpit Wood, Oxted.</b>	<b>12</b>	<b>0</b>	Fully let. Demand reasonably high. Potential for housing development.	Keep in repair and continue to let garages as they become vacant. Continue to liase with housing development.
	<b>Granville Road, Limpsfield.</b>	<b>12</b>	<b>4</b>	Keys missing for the 4 voids. Lock changes to be arranged. Otherwise in good condition.	Arrange repairs and continue to let garages.
	<b>Springfield, Oxted.</b>	<b>6</b>	<b>0</b>	Fully let.	Keep in repair and continue to let garages as they become vacant.
	<b>Westlands Way Garages, Oxted</b>	<b>18</b>	<b>0</b>	Fully let. Good condition.	Keep in repair and continue to let garages as they become vacant.
	<b>Stoneleigh Road, Limpsfield.</b>	<b>16</b>	<b>10</b>	Two separate blocks. Low demand and several garages needs new doors. A number of neighbours have created their own access and cars park on the site.	Needs closer management. Replace doors only if new tenants can be found. Regularise the access issues. Consider alternative uses.
<b>TOTAL</b>		<b>81</b>	<b>14</b>		
<b>South Godstone and Blindley Heath</b>	<b>Easter way, South Godstone.</b>	<b>7</b>	<b>1</b>	We installed a gate in February 2022 upgrading the garage site.	
	<b>Featherstone, Blindley Heath.</b>	<b>8</b>	<b>4</b>	Needs minor repairs to fully let.	Arrange repairs and continue to try let garages.



	<b>Lagham Road, Godstone.</b>	<b>10</b>	<b>4</b>	No development potential. Needs repairs (gutter and timber frames).	Arrange repairs and continue to try let garages.
<b>TOTAL</b>		<b>25</b>	<b>9</b>		
<b>Warlingham and Tatsfield.</b>	<b>Blanchmans road, Warlingham</b>	<b>5</b>	<b>1</b>	The vacant garage needs inspection (alleged collapsing wall)	Investigate condition.
	<b>Cranmer Close, Warlingham</b>	<b>17</b>	<b>3</b>	Repossessions/lock changes required for the voids. Potential for housing development.	Arrange repairs and continue to let garages. Continue to liaise with housing development.
	<b>Crewes Lane, Warlingham</b>	<b>28</b>	<b>12</b>	Four separate garage blocks. Relatively low demand. Some are poor quality with wooden doors and leaks. Potential for housing development one or two blocks. Cars park on grass verges and neighbours complain.	Work closely with housing development to help bring forward one block. Consider alternative use for one other block e.g. car parking.
	<b>Farm Road, Warlingham.</b>	<b>9</b>	<b>0</b>	Fully let.	Keep in repair and continue to let garages as they become vacant.
	<b>Green Hill, Alexandra Road, Warlingham.</b>	<b>2</b>	<b>0</b>	Fully let.	Keep in repair and continue to let garages as they become vacant. Could consider selling these.
	<b>Gresham Avenue, Oxted.</b>	<b>17</b>	<b>4</b>	Minor repairs instructed to the void garages in order to let	Liaise with housing development regarding timing. Continue to let

				these. Potential for housing development.	garages in the short term and carry out minor repairs.
	<b>Harrow Road</b>	<b>4</b>	<b>1</b>	Two blocks. Need inspection.	Inspect.
	<b>Lime Grove, Warlingham</b>	<b>6</b>	<b>3</b>	No development potential. Two blocks. One block has 2 garages, both of which are void.	Inspect. Consider selling the garages in the block of two.
	<b>Shelton Avenue, Warlingham.</b>	<b>8</b>	<b>1</b>	Three blocks. Demand for these garages is relatively high. However garages 6 to 9 are located either side of an apartment building, which was recently subject to leasehold enfranchisement. The new freeholder has plans to redevelop the site and wishes to purchase or relocate these 4 garages. Garages 1to3 have lots of land to the rear, but this land is part of the garden of the flats above the library.	Consider the price we would require to sell garages 6 to 9.
	<b>The Square, Tatsfield</b>	<b>6</b>	<b>1</b>	Void garage needs inspecting and new lock.	Inspect.
	<b>Ward lane</b>	<b>1</b>	<b>1</b>	Stand alone garage.	Possible sale.

<b>TOTAL</b>		<b>86</b>	<b>27</b>		
<b>Woldingham</b>	<b>Ulstan Close.</b>	<b>2</b>	<b>0</b>	Fully let.	Keep in repair and continue to let garages as they become vacant.
<b>TOTAL</b>		<b>2</b>	<b>0</b>		
GRAND TOTAL		647	184		