



# Aylburton Parish Council

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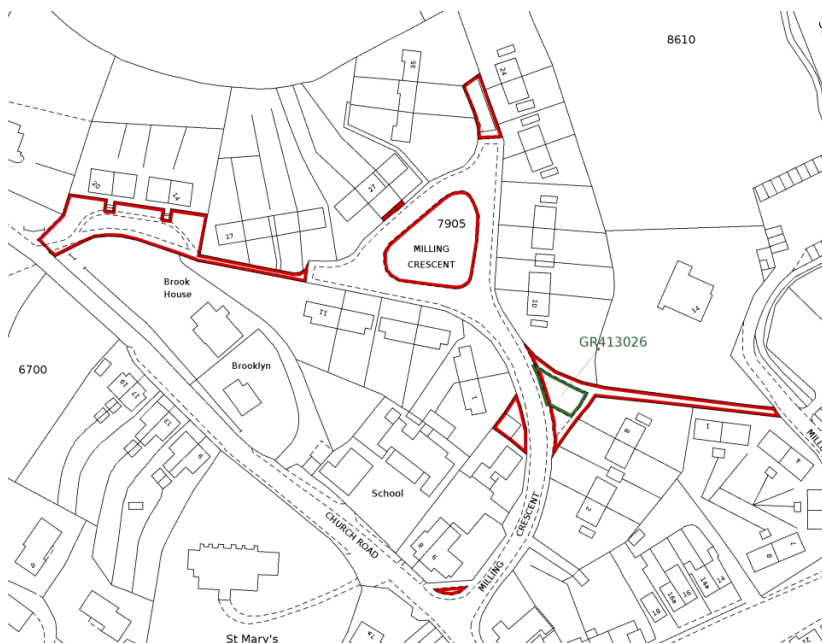
## Two Rivers – Transfer of Land

In November 2024 Jasmine Ellicott, of Two Rivers attended a Parish meeting to advise they were considering gifting the parish council communal land they owned within the parish, as shown in the maps.

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Millbrook Green Garages & Brook



Footpaths/Verges in and around Milling Crescent

## **Site Description**

- 22 garages in bad state of repair, potential asbestos roofs.
- Area prone to flooding.
- Potential to charge £50 per month to park there.

## **Legal Costs**

- Quote from Weller Law Group: £1500 + VAT

## **Service Charges**

- £43.16 per annum per property. Total Stock – 20
- £863.20 potential additional income per year

## **Insurance**

- No additional cost to insure the land, unless there is the intention to use the garages as they are.

## **Brook Clearance**

- The clerk has contacted the Lower Severn IDB to see if they are able to clear the brook. Unfortunately, the brook is just outside of their boundary. So far, the clerk has been unable to obtain quotes from contractors to clear the brook.

## **Site Demolition**

- Quote 1: received from Ben Lewis Services is £19700-£22350+VAT
- Quote 2: received from Gloucester Demolition to is £16000+VAT
- Quote 3: received from Safeway Demolition to clear the site is £13500+VAT

## **Other information**

- Quote received to secure the garages from Severn Valley Construction & Landscaping £425
- If garages were to be kept, the approximate cost to replace garage doors would be £1000 per door.

*N.B. Above quotes may increase in line with inflation.*

## Site Photos



High Street/Milling Crescent – bus stop



Milling Crescent – near bungalows



Mill Brook Green - garages



Mill Brook Green - garages



Mill Brook Green verge



Mill Brook Green verge



Mill Brook Green verge



Milling Crescent verge



Milling Crescent



Milling Crescent – Church Rd footpath

#### Resident Feedback

- Strongly felt that precept funds should not be spent on this project as it felt it is better spent elsewhere.

- Parking: residents are currently able to park in the area, free of charge, but there is always plenty of space.

1: Is the council confident residents will pay for parking when the area is mostly unused currently?

2: How will the council enforce the parking? i.e. parking warden, ticketing, gates? Have these been considered and what will the costs of these be to the council taxpayers alongside the demolition costs?