

Report of Head of Corporate Property Management

Report to Director of City Development

Date: 15th July 2014

**Subject: Design & Cost Report for – Demolition of Horsforth ATC Church Lane
Horsforth Leeds LS18 5LA**

Capital Scheme Number: 16724 / HOR / 000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Horsforth	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Summary of main issues

1. This building was previously used as an Adult Training Centre and has been closed since 23rd November 2012.
2. The building is surplus to requirements and Asset Management has indicated that there is no longer demand for this building in this area.
3. The unoccupied building is at risk of break-ins, theft, vandalism, anti-social behaviour and arson attack.

Recommendations

4. The Chief Asset Management and Regeneration Officer is recommended to give Authority to Spend £174,600 to carry out the demolition of Horsforth Adult Training Centre

1 Purpose of this report

- 1.1 The purpose of this report is to seek Authority to Spend £174,600 in respect of the demolition of the premises.

2 Background information

- 2.1 Horsforth Adult Training Centre is a single-storey building and two portakabin style teaching units. The main block is a single storey unit providing classrooms/workshops, toilets, offices, administration facilities, training areas, kitchen & dining room, and a therapy pool. The two static portakabins provide further classrooms and have toilet facilities.
- 2.2 The facilities have been closed for a number of years following the misuse of the facilities and being subjected to vandalism.

3 Main issues

- 3.1 **Design Proposals and Full Scheme Description.** This building is now unoccupied with alternative use identified and therefore has been proposed for demolition.
- 3.2 It is considered that there is no demand for this type of property, so it is proposed that the building is demolished and the site levelled.
- 3.3 The building is at risk of break-ins, theft, vandalism, anti-social behaviour and arson.

3.4 Programme

Start Date: to be carried out as soon as planning has been approved.
Completion Date: to be agreed.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 CEL's demolition team are arranging all works including surveys, planning, etc., including the tender process for the demolition. ISP's will be engaged wherever possible, i.e. asbestos survey and removal, CDMC's via Building Control, Landscaping via Parks and Countryside, etc.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 The recommendation within this report does not have any direct nor specific impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality.

4.3 Council policies and City Priorities

- 4.3.1 This work will be carried out in accordance with the requirements of the Council's range of policies, plans and strategies.

- 4.4 **Resources and value for money** - the work has been procured through the standard procedure for demolition work all in accordance with the council's

procurement rules and regulations, resulting in a decision being made to appoint an external contractor to act as Principal Contractor to carry out this work. This work will be funded from the Corporate Property Management Parent Capital Scheme.

4.4.1 **Full scheme estimate** including all costs associated with fees, construction, furniture & equipment, ICT, consultants and other external costs such as Planning & Building Regulations etc.

4.4.2 **Capital Funding and Cash Flow.**

Funding Approval :	Capital Section Reference Number :-						
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	174.6		174.6				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	174.6	0.0	174.6	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LCC Funded	174.6		174.6				
Total Funding	174.6	0.0	174.6	0.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 16724
 Title : Demolition Parent Scheme

Revenue Effects

There will be no additional revenue spend following this decision

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 This decision is a significant operational one and is therefore not subject to Call In.
- 4.5.2 The Director of City Development has the authority to make this decision under powers granted under Part 3 of the Councils Constitution.
- 4.5.3 This is a public building and as such this work is vital to ensure that both public health and public safety are not compromised.

4.6 Risk Management

- 4.6.1 It is considered that these buildings are at risk from theft, break-ins, vandalism, anti-social behaviour and arson attack, and demolition will either remove or reduce this risk.
- 4.6.2 Once the property is demolished, the void land will be managed by Asset Management.
- 4.6.3 **Risk Assessments** – All to LCC policy requirements.
- 4.6.4 **Design Issues** – All agreed with staff, contractor and Corporate Property Management.
- 4.6.5 **Financial Issues** – Frequent monitoring to ensure project keeps within its budget
- 4.6.6 **Service Delivery Issues** – All issues to be discussed and implemented by management and contractor to ensure continual safe delivery of services during all construction works
- 4.6.7 **Programme Issues** – To be fully monitored to ensure start on site and completion dates are on time.
- 4.6.8 **Other** - All work will be risk assessed and carried out using approved methods of working, and will be programmed as far as possible to minimise Health & Safety risks.

5 Conclusions

- 5.1 Demolition of this building is the most economical way forward in light of the risks involved by leaving it as a void property.

6 Recommendations

- 6.1 The Chief Asset Management and Regeneration Officer is recommended to give Authority to Spend £174,600 to carry out the demolition of Horsforth Adult Training Centre

7 Background documents¹

- 7.1 None.

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.