

Report of: Investment Strategy Officer Housing Leeds

Report to: Chief Officer Property & Contracts

Date: Thursday 18th December 2014

Subject: Hebden Place garage demolition and new road layout.

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

Summary of main issues

- 1 Hebden Place is a cul-de-sac with 61 residential properties. Residents have complained to local ward members that the area is congested and hard for vehicles to manoeuvre safely.
- 2 In response to a request from Ward Members a revised road layout has been agreed with Planning and Highways.
- 3 A budget has been identified by Housing Leeds to implement the scheme and a delegated decision is required to suspend lettings and demolish six LCC permanent garages before the project can be implemented.

1 Recommendations

- 1.1 That the Chief Housing Officer approves the suspension of lettings, removal from charge and full demolition of the garages on Hebden Place.

2 Purpose of this report

- 2.1 The purpose of this report is to seek the approval of the Director of Environments and Neighbourhoods for Housing Leeds to suspend lettings, remove from charge and approve demolition of garages G1/G6 Hebden Place.

3 Background Information

- 3.1 The garage site was built in 1973 and comprises of 6 permanent garages.
- 3.2 Four of the garages are currently tenanted. Housing officers are working with the tenants to look at alternative garage lets. Tenancy checks have revealed that none of the current garage tenants live in Hebden Place.
- 3.3 Demolition of the garages will allow the road to be widened and the formation of 10 extra marked bays in the street for residents and visitors.

4 Main Issues

- 4.1 The condition of the garages and forecourt are in decline.
- 4.2 The road layout in Hebden Place and location of the garage site are not fit for purpose.
- 4.3 The garage site creates additional management issues in the form of fly-tipping, anti-social behaviour.
- 4.4 It is envisaged that the demolition of the garage site and implementation of the suggested new road layout will reduce congestion, increase natural surveillance and contribute to the aims of the local Ward Members to create more parking provision in the Crossgates and Whinmoor ward.
- 4.5 Elected members fully support the project in Hebden Place and the implementation of other parking schemes as funding becomes available across the ward.

5 Corporate Considerations

- 5.1 A layout plan has been drafted by LCC landscape architects and was submitted to the Planning department for permission. Planning has consulted Highways and full planning permission was granted for the road layout changes and garage demolition. The planning reference is **14/04811/LA** and a layout plan is attached in the appendices. **Appendix 1**
- 5.2 Highways Services have approved the layout and drainage plan which will affect part of the adopted Highways.

6 Consultation and Engagement

- 6.1 The disposal of the Hebden Place and implementation of a revised road layout will respond to residents' complaints about the lack of parking. Local Ward Members have consulted residents and confirm that there is wide support for plans to demolish garages and increase on street parking.

7 Equality and Diversity / Cohesion and Integration

7.1 The presence of empty properties within neighbourhoods creates negative perceptions about the area and the people that live there. Demolishing these properties reduces the impact of negative perceptions which can damage community cohesion.

7.2 An Equality Impact Assessment is attached. **Appendix 2**

8.0 Council policies and City Priorities

8.1 This project contributes towards achieving the City Priority Plan objective of Best City for Communities: ensuring that local people lead their lives successfully and are consulted on issues affecting their quality of life.

8.2 It is considered that the proposals contained in this report for the demolition of these properties have implications under Section 17 of the Crime and Disorder Act 1998. The presence of empty and deteriorating properties within a community creates Community Safety issues such as break-ins, theft, vandalism, anti-social behaviour and arson attack. The early demolition of these properties will remove or reduce these issues.

9.0 Resources and value for money

9.1 The demolition and clearance work will be carried out by LCC Demolition Services and is estimated at **£8K** depending on a presence of Asbestos and associated removal costs.

9.2 The new road layout will cost **£58K** and will be constructed by LCC Parks & Countryside.

10.0 Legal Implications, Access to Information and Call In

10.1 The report does not contain any exempt or confidential information.

10.2 There are no legal implications arising from this report.

11.0 Risk Management

11.1 This demolition phase of the project is notifiable to the Health + Safety Executive under the CDM regulations. A health and safety plan will be completed by LCC Demolition Services based at Limewood Approach.

12.0 Conclusions

12.1 It is anticipated that once this scheme is implemented there will be increased parking and a reduction in a maintenance liability for Leeds City Council associated with the garages.

12.2 The appearance of the street will be vastly improved and natural surveillance will improve due to the removal off garages which obstruct the view between connecting streets.

13.0 Recommendations

13.1 Approve the suspension of lettings, removal from charge and full demolition of 6 garages (G1-G6) at Hebden Place.

14.0 Background documents

14.1 Site Plan **Appendix 1**

14.2 Equality Impact Assessment **Appendix 2**