

Report of Head of Corporate Property Maintenance

Report to Chief Officer CEL (Civic Enterprise Leeds)

Date: 25th June 2015

Subject: Design & Cost Report for the demolition of Rothwell ATC & Windlesford Green Hostel Holmsley Lane Rothwell LS26 8RY

Scheme Number: 16765 RAW 000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Rothwell	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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 checked="" 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 checked="" type="checkbox"/> No

Summary of main issues:

The building has been declared surplus to requirements by asset management, with no alternative use identified. Asset Management Property Services have indicated that demolition is their preferred option.

The Asset Management Condition Survey 2009 report stated that the buildings are exhibiting major defects and/or serious risk of imminent failure. The building is currently at a stage where it requires a substantial amount of investment.

The whole site, forms part of the former Rothwell ATC West which was demolished in 2012/13, the site has been identified to make way for possible future housing development. The Rothwell ATC East building together with Windlesford Green Training Centre site forms part of this overall site proposed for development. The work described in this report contributes to the Best Council Plan 2013-2017, and in particular the objective of promoting sustainable and inclusive economic growth, by boosting the local economy and providing housing as the city grows.

Recommendation

The Chief Officer CEL (Civic Enterprise Leeds) is recommended to give Authority to spend £363,800 to carry out the demolition of Rothwell ATC and Windlesford Green and to make good the site ready for re-sale.

1 Purpose of this report:

- 1.1 To request the Chief Officer CEL (Civic Enterprise Leeds) to give approval to spend £363,800 in respect of the demolition of Rothwell ATC & Windlesford Green Hostel.

2 Background information:

- 2.1 Rothwell ATC East & Windlesford Green comprise of two single storey buildings, built around 1965. Rothwell East building was constructed as a school and Windlesford Green as a training centre. The buildings are similar in construction built in facing brick with timber fascia and curtain walling below top hung windows and flat roof areas.
- 2.2 The former school and training buildings were closed for public use in January 2013.
- 2.3 The Asset Management Condition Survey carried out in 2009 classed the buildings as falling within the Grade C category that is "Poor". Exhibiting major defects and/or serious risk of imminent failure.

3 Main issues

- 3.1 **Design Proposals and Full Scheme Description:** This building is now unoccupied, with no alternative use identified, it has been recommended for demolition, this will help reduce maintenance and security expenditure and provide the Council with a potential capital receipt.

3.2 Programme:

Start Date: September 30th 2015

Completion date: December 23rd 2015

4 Corporate Considerations:

4.1 Consultation and Engagement:

- 4.1.1 CEL have completed all front line research including, site inspections, ecological surveys, service isolations, S31 Planning, Stage 1 and Pre- Demolition Information Pack for H&S file, & F10, etc.

- 4.1.2 CEL have engaged the services of LCC's Building Control in order to provide advice and guidance in respect of the health and safety measures surrounding this project making sure that the works relate to the CDM Regulations 2015.
- 4.1.3 CEL / Demolition Section will arrange the works including, including the tender process for the demolition. ISP's will be engaged wherever possible, i.e. asbestos survey and removal, landscaping via Parks and Countryside Dep't, etc.
- 4.1.4 Ward members (Cllr K Bruce, Cllr S Golton and Cllr D Nagle have all have been informed of the proposals (Email dated 2nd June 2015) via the City development Asset Management team and shall be kept informed at regular intervals throughout the whole programme. This City Development team has confirmed that there are no outstanding issues in relation to the demolition of this property and will send a further communication to these Ward members informing them when work is due to commence on site.
- 4.1.5 Residents of adjoining properties shall also be informed of key dates relating to the actual demolition and work on site.

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.
- 4.2.2 This is a demolition project which has no direct impact on council services, access or working conditions for staff. As such there are no implications for equality issues.

4.3 Council policies and Best Council Plan:

- 4.3.1 The work described in this report contributes to the Best Council Plan 2013-2017, and in particular the objective of promoting sustainable and inclusive economic growth, by boosting the local economy, plans and strategies.

4.4 Resources and value for money:

- 4.4.1 The work has been procured through the standard procedure for demolition work all in accordance with the council's procurement rules and regulations.
- 4.4.2 The estimated cost of these demolition works is £363,800.

4.4.3 Capital Funding and Cash Flow:

Funding Approval :							
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)							
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							
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	363.8		363.8				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	363.8	0.0	363.8	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)							
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LCC Funded	363.8		363.8				
Total Funding	363.8	0.0	363.8	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 : 16765

Title : Demolition Annual Programme

Revenue Effects

There will be no additional revenue consequences following the implication of this proposal.

4.5 Legal Implications, Access to Information and Call In

4.5.1 These were public buildings and as such this work is vital to ensure that both public health and public safety are not compromised.

4.5.2 The decision recommended in this report is a Key Decision and will be subject to Call In.

4.6 Risk Management

- 4.6.1 It is considered that these buildings are at risk from theft, break-ins, vandalism, anti-social behaviour, arson attack and demolition will either remove or reduce this risk.
- 4.6.2 During the demolition works Health and Safety measures have been highlighted within the PDIP (Pre Demolition Information Pack) and the risks reduced wherever necessary. The Principal Contractor and Principal Designers work together with the Clients Agent to ensure that all works are carried out in a safe manor and according to CDM Regulations.
- 4.6.3 Once demolished, the void land will be managed by Asset Management & CEL.
- 4.6.4 Risk Assessments – All to LCC policy requirements complying with CDM Regulations 2015. All work will be risk assessed and carried out using approved methods of working, and will as far as possible minimise Health & Safety risks.
- 4.6.5 Design Issues – All agreed and managed by, Contractor, Designer and Client.
- 4.6.6 Financial Issues – Regular monitoring will ensure project remains within its allocated budget.
- 4.6.7 Service Delivery Issues – All issues to be discussed and implemented by management and contractor to ensure continual safe delivery of services during all contract period.
- 4.6.8 Programme Issues – To be fully monitored to ensure start on site and completion dates are on time.

5 Conclusions

- 5.1 Demolition of this building is considered the most economical way forward for the Council, when considering the lack of interest in the property and the Council's possibility of eventually gaining capital receipts from the land.

6 Recommendations

- 6.1 The Chief Officer CEL (Civic Enterprise Leeds) is recommended to give Authority to spend £363,800 to carry out the demolition of Rothwell ATC and Windlesford Green and to make good the site ready for re-sale.

7 Background documents¹

L/PROPMAN/PROJECTS BY SITE/R-T/Rothwell Demolition

Asset Management Building Condition Survey 2009

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.

