

**Report of Head of Corporate Property Maintenance**

**Report to Chief Officer CEL (Civic Enterprise Leeds)**

**Date: 26<sup>th</sup> January 2016**

**Subject: Design & Cost Report for the demolition of 2 & 4 Bodmin Road Middleton Leeds LS10 4UB**

**Scheme Number: 16765 BOD 000**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Middleton	<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 type="checkbox"/> Yes	<input checked="" 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 from 2003 report states 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 Condition Surveys for No2 and No4 Bodmin Road Middleton Leeds are identified as resource centres providing home facilities for children with social difficulties. The buildings are a two storey building and were constructed circa 1998 as a purpose built children's home. The facilities in each unit include living room, dining hall, conservatory, kitchen, offices, and bathroom and toilet facilities including disabled facilities, 8 x bedroom accommodations.

The Condition Survey of 2003 gave each building a category Grade B – Satisfactory. Performing as the building was intended but exhibiting minor deterioration. However, during 2015 the buildings had been subjected to vandalism and arson attacks resulting in a Grade D – Bad. Life expired and/or serious risk of imminent failure.

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 £109,700 to carry out the demolition of 2 and 4 Bodmin Road Middleton Leeds and make good the site ready for re-sale.

### **1 Purpose of this report:**

- 1.1 To request the Chief Officer Civic Enterprise Leeds CEL to give approval to spend £109,700 to carry out the demolition of 2 and 4 Bodmin Road Middleton Leeds

### **2 Background information:**

- 2.1 The buildings No2 and No4 Bodmin Road Middleton Leeds are identified as resource centres providing home facilities for children with social difficulties. The buildings are a two storey building and were constructed circa 1998 as a purpose built children's home. The facilities in each unit include living room, dining hall, conservatory, kitchen, offices, and bathroom and toilet facilities including disabled facilities, 8 x bedroom accommodations.
- 2.2 The former resource centres closed in April 2015.
- 2.3 The Asset Management Condition Survey carried out in 2003 classed the buildings as falling within the Grade B – Satisfactory. Performing as the building was intended but exhibiting minor deterioration. However, during 2015 the buildings had been subjected to vandalism and arson attacks resulting in a Grade D – Bad. Life expired and/or serious risk of imminent failure.

### **3 Main issues**

- 3.1 **Design Proposals and Full Scheme Description:** These buildings are now unoccupied, with no alternative use identified and have been recommended for demolition, which will help reduce maintenance and security expenditure and provide the Council with a potential capital receipt.

### **3.2 Programme:**

Start Date: 29<sup>th</sup> February 2016  
Completion date: 29<sup>th</sup> April 2016

## **4 Corporate Considerations:**

### **4.1 Consultation and Engagement:**

- 4.1.1 Ward members have all have been informed of the proposals (Email dated 27<sup>th</sup> October 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.
- 4.1.2 Meetings have taken place between relevant LCC departments regarding any biodiversity/conservation statutory obligations and relevant environmental surveys have been conducted to ensure full compliance.
- 4.1.3 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 2015-2020, 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 to fully comply with LCC's Corporate Procurement Procedures (CPR's) and has been awarded from the Authorities Demolition Framework Contract YORE-99MEDR as per its terms and conditions.
- 4.4.2 The estimated cost of these demolition works is £109,700.

#### 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						
<b>TOTALS</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
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)	97.7		97.7				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	12.0		12.0				
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>109.7</b>	<b>0.0</b>	<b>109.7</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
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	109.7		109.7				
Total Funding	109.7	0.0	109.7	0.0	0.0	0.0	0.0
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

#### Parent Scheme Number:

**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 Significant Operational Decision and is not 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 possible personal injury to intruders themselves therefore the demolition of the buildings will remove such risks.
- 4.6.2 Surveys on biodiversity and asbestos content have been carried out and plans are in place to manage the findings.
- 4.6.3 Before any works starts all relevant LCC departments will have been informed with any planning notices submitted and approved and any legal/mandatory notices submitted in a timely manner.
- 4.6.4 The demolition of the buildings will be managed and resourced through the ISP and Contractors who have been procured to comply with LCC's CPR's and are fully vetted for financial stability, technical knowledge & experience and safety competence within their relevant fields of expertise.
- 4.6.5 LCC officers will ensure that the buildings will be demolished in full compliance with Construction, Design and Management Regulation 2015.
- 4.6.6 The responsibility for delivering the demolition scheme within the agreed budget will be with LCC's Civic Enterprise Leeds (CEL)
- 4.6.6 Asset Management Property Services and CEL Leeds will be responsible for the void land once the building has been demolished.

## **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 £109,700 to carry out the demolition of buildings No2 & No 4 Bodmin Road Middleton Leeds and to make good the site ready for re-sale.

## **7 Background documents<sup>1</sup>**

None

---

<sup>1</sup> 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.