

Report of Head of Corporate Property Maintenance

Report to Chief Officer CEL (Civic Enterprise Leeds)

Date: 26th January 2016

Subject: Design & Cost Report for the demolition of 79 Roundhay Road Leeds LS7 6AD

Scheme Number:

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Roundhay	<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:

1. A number of Leeds City Council (LCC) buildings on the junction of Roundhay Road/Barrack Road have been declared surplus to Council requirements, with no alternative use for the buildings being identified. Children's Services have reserved two thirds of the site through Asset Management Board for the development of a new 2FE primary school with the balance of the site to be sold for housing. Asset Management have confirmed that demolition is their preferred option.
2. The Asset Management Condition Survey 2002 report stated that the buildings are exhibiting major defects and/or serious risk of imminent failure. The buildings are currently at a stage where they require a substantial amount of investment to bring them back into an acceptable standard for reuse.
3. The buildings have been declared surplus to Council requirements, but it is apparent the buildings are beyond their economical lifespan, and refurbishment to an acceptable standard for Council re-use would be very costly.
4. Based on the risks and cost of leaving the building standing vacant and the prospects for future development of the site: the demolition of the whole site is the most cost effective option.

Recommendation

The Chief Officer CEL (Civic Enterprise Leeds) is recommended to give authority to incur expenditure of £1,116k to demolish the buildings on the junction of Roundhay Road/Barrack Road and to make good the site ready for re-sale or redevelopment.

1 Purpose of this report:

- 1.1 This report seeks authority to incur expenditure of £1,116k to carry out the works to demolish the buildings on the junction of Roundhay Road/Barrack Road and to make good the site for resale or development.

2 Background information:

- 2.1 The Roundhay Road/Barrack Road site consists of five building that includes the Clifford Brooke RC and Kellet DC as well as providing offices for Leeds City Council Transport Division, Social Services Education Support Team and Leeds Equipment Store. The site also provided the facilities for a Day Centre for Elderly People and a Centre for People with Challenging Behaviour.
- 2.2 The facilities have been vacant for 12 months since Children's Services relocated to Kernel House.
- 2.3 The Asset Management Condition Survey carried out in 2002 classed the buildings as falling within the Grade B category that is "Poor", which defines the building structure as satisfactory performing as intended but exhibiting minor deterioration. By 2015 the condition of the buildings had deteriorated and fell within the Grade D – Bad, which defines the building structure as life expired and/or serious risk of imminent failure.
- 2.4 Ward Members have been kept informed of the proposal to demolish the site, and are supportive; they have also been closely briefed on a regular basis regarding the future use of the site.
- 2.5 The majority of the site has been ring-fenced by Children's Services to bring forward a new 2 Form Entry Primary School to meet Basic Need pressure in the inner north east area. The remainder of the site is subject to discussion with a self-build group who wish to develop residential housing on the site.

3 Main issues

- 3.1 The buildings with the Roundhay Road/Barrack Road site have now been empty for some time and although been made safe are still subjected to vandalism which places pressures and demands on the resources of numerous services across the authority.
- 3.2 Asset Management have exhausted all options for the site in terms of the Council reusing the existing buildings and due to the age and deteriorated condition of the structures it has been found to be uneconomical to consider refurbishing the existing buildings.
- 3.3 There are proposals for redevelopment of the whole site and to enable these to be brought forward to meet city wide and local needs the best solution is to have the existing buildings demolished and the site cleared.
- 3.4 The site as it stands is somewhat of an eyesore in the area and a magnet for intruders, vandalism and unsociable behaviour. The demolition of the buildings will deal with a number of issues and concerns raised by not only by LCC departments but also by the local community.
- 3.2 A preliminary programme for the demolition of the buildings has been discussed and allowing for LCC's procedures and mandatory notices it is expected the works to start at the beginning of March and be completed during the month of June.

4 Corporate Considerations:

4.1 Consultation and Engagement:

- 4.1.1 City Development have consulted and explored potential ideas for the buildings with various LCC departments, but due to the condition of the buildings it was felt that the demolition of the buildings was the only viable solution.
- 4.1.2 Local ward members have all have been informed of the proposals though City Development Asset Management team, and are supportive. The team have also confirmed that there are no outstanding issues in relation to the demolition of these properties and will inform ward members when work is due to commence on site.
- 4.1.3 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.
- 4.1.4 Residents of adjoining properties shall be informed of key dates and working arrangements 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 £1,116,640.

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)	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	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)	1074.7		200.0	874.7				
FURN & EQPT (5)	0.0							
DESIGN FEES (6)	41.9		41.9					
OTHER COSTS (7)	0.0							
TOTALS	1116.6	0.0	241.9	874.7	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	1116.6		241.9	874.7				
Total Funding	1116.6	0.0	241.9	874.7	0.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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 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 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 The demolition of the buildings on the Roundhay Road/Barrack Road site will be the most economical and efficient way of managing these buildings, considering the risks and costs in leaving these buildings stood.

5.2 The demolition of the site will accelerate proposals for redevelopment of the whole site and to enable these to be brought forward to meet city wide and local needs.

6 Recommendations

6.1 The Chief Officer CEL (Civic Enterprise Leeds) is recommended to give authority to incur expenditure of £1,116k demolish the buildings on the junction of Roundhay Road/Barrack Road and to make good the site ready for re-sale or redevelopment.

7 Background documents¹

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.