

Report of: Neighbourhood Services Officer Housing Leeds

Report to: Chief Officer of Property & Contracts

Date: Friday 18th December 2015

Subject: Request to Demolish Garages Church Lane, Micklefield, LS25 4AX

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

- 1 Church Lane Garages are situated on Church Lane which is the one of the main arterial routes into Micklefield.
- 2 The issue has been highlighted by Cllr.Harland and escalated to the Local Housing Office that the garages are unsightly, are boarded over and appear in a derelict condition whilst they are situated on a main route into Micklefield.
- 3 This site has also been highlighted by the Local TARA at their public meetings that the site is in decline.
- 4 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.
- 6 Outer South East Housing Advisory Panel have agreed to commit funds for the demolition and associated remedial works to allow parking on the site. A delegated decision is required to suspend lettings and demolish six LCC permanent garages and thus allowing extra parking to be created.

1 Recommendations

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

2 Purpose of this report

- 2.1 The purpose of this report is to seek the approval of the Chief Officer for Property & Contracts to suspend lettings, remove from charge and approve demolition of garages G1/G6 Church Lane.

3 Background Information

- 3.1 The garage site comprises of 6 permanent garages.
- 3.2 Only one of the 6 garages is currently occupied and producing an income the remaining are derelict and are deemed to be beyond economical repair.
- 3.3 Housing officers are working with the tenant to look at an alternative garage let.
- 3.4 The demolition of these garages, will allow for the area to be tarmacked and white lined this will create extra parking in the area.

4 Main Issues

- 4.1 The condition of the garages and forecourt are in decline. There have been a number of complaints over the condition of these garages. In that they are unsightly, are boarded road over and appear in a derelict condition whilst they are situated on a main route.
- 4.2 The garage site creates additional management issues in the form of fly-tipping and ongoing repairs costs to secure.
- 4.3 It is envisaged that the demolition of the garages and associated tarmac works will create more parking and support the aims of the Local Ward Members to improve the Environmental appearance of Kippax & Methley Ward.
- 4.4 Elected member fully support the project at Church Lane.

5 Corporate Considerations

- 5.1 The site has been referred to Leeds City Council Regeneration Section and has been ruled out of any future Housing Growth Programme.

6 Consultation and Engagement

6.1 The scheme has full support of Residents, TARA & Ward Members.

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.

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, clearance, tarmacking and white lining of the area will be carried out by the ISP Leeds building Services with an estimated cost of £13,176.96 depending on a presence of asbestos and associated removal costs.

10.0 Financial Implications

10.1 5 of the 6 garages are currently vacant with no interest or take up from the local Community. The longest standing void is 2008 up to 2015

10.2 As a fully let site the income loss over a 30 year period from this site would be £129.750 with a Net Present value of £81K

10.3 As a site let at 50% its potential income loss over a 30 year period would be £97k with a Net Present Value £62K

11.0 Legal Implications, Access to Information and Call In

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

11.2 There are no legal implications arising from this report

12 Risk Management

- 12.1 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 Leeds Building Services Demolition section based at Ring Road Seacroft depot.

13 Conclusions

- 13.1 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.
- 13.2 The appearance of the street will be vastly improved.

14 Recommendations

- 14.1 Chief Officer Property and Contracts is requested to approve the suspension of lettings, removal from charge and full demolition of 6 garages (G1-G6) at Church Lane, Micklefield, LS25 4AX.

15 Background documents

- 15.1 Site Plan **Appendix 1**