

Report of Chief Officer of Property and Contracts

Report to Director of Environment and Housing

Date: Monday 22nd August 2016

Subject: Request to demolish 10 garages at Red Hall Croft, Leeds, LS14 1NW G29-G38.

Are specific electoral wards affected? If relevant, name(s) of ward(s): Crossgates and Whinmoor	<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 Red Hall Croft garages are situated on two sites (see attached location plan Appendix 1 and referred to as Site A (G29 -G38) and Site B (G8 -G21). Red Hall Croft is a cul-de-sac. This report is for Site A.
- 2 The current condition of these garages has given rise to concern in the community which has been highlighted by Councillors Gruen and Grahame. The garages are unsightly with broken and insecure doors and some are in a derelict condition.
- 3 This site has also been highlighted by the Local TARA at their public meetings who are supportive of demolition.
- 4 There are community safety issues at both sites such as break-ins, theft, vandalism and anti-social behaviour. The early demolition of these properties will remove or reduce these issues.
- 5 Site A has been assessed by the Housing Growth Team for development potential to provide new housing. It has been confirmed that the plot could provide for one bespoke dwelling and two affordable units.
- 6 A delegated decision is required to suspend lettings and demolish 10 permanent garages on site A (numbers G29-38).

Recommendations

7. The Director of Environment and Housing is requested to approve the suspension of lettings, removal from charge and full demolition of garages G29-38 Red Hall Croft, Leeds, LS14 1NW.

1 Purpose of this report

- 1.1 The purpose of this report is to seek the approval of the Director of Environment and Housing to suspend lettings, remove from charge and demolish garages G29-38 Red Hall Croft.

2 Background information

- 2.1 Site A on Red Hall Croft has 10 permanent garages. There were originally another 17 garages at this location these being approved for demolition on 23.12.2011 (DDN reference D38714).
- 2.2 On site A (G29-38) there is one occupied garage (G34). There are 7 void garages in the block at Site B therefore alternative garage provision can be offered to this tenant which will reduce the number of voids at Site B.

3 Main issues

- 3.1 The condition of the garages and forecourt are in decline. There has been reduced demand over the last few years for garages at this location. Some of the garages are in a derelict condition and beyond economic repair.
- 3.2 The garage structures create additional management issues in the form of dealing with reports of anti-social behaviour and costs to keep re-securing the site.
- 3.3 There have been numerous complaints from the local community and Ward Members about the condition of the garages and associated community safety concerns.
- 3.4 It is envisaged that the demolition of the garages will create a potential development opportunity. Housing Growth Team have confirmed that the site could offer potential for one bespoke property and a pair of semi detached affordable units if the site was developed by a Registered Provider.
- 3.5 Ward Members are in full support of the demolition.

4 Corporate considerations

4.1 Consultation and engagement

- 4.1.1 Ward Members have been consulted and are in support of the demolition.
- 4.1.2 Concerns have been expressed by the local community about the safety of the buildings and focus for anti-social behaviour and want to see them demolished.
- 4.1.3 Further consultation on site A would be carried out through the planning application process should the site be of interest to a registered provider for housing development purposes.

4.2 Equality and diversity / cohesion and integration

4.2.1 These are empty properties and the proposed demolition has no impact on services delivered to the community. An equality, diversity, cohesion and integration screening assessment has been completed at Appendix 2.

4.3 Council policies and best council plan

4.3.1 The demolition of these buildings contributes to the Best Council Plan 2015-2020 outcomes by helping people to live within clean and well cared for areas. It also may help to reduce the number of recorded nuisance damage related incidents which is one of the 20 key indicators of performance.

4.3.2 Site A has housing development potential. New housing on this site would support the Council's housing growth target.

4.4 Resources and value for money

4.4.1 The demolition and clearance of the garages will be carried out by the Council's internal service provider (Leeds Building Services). The demolition costs will be met by the Housing Revenue Account Capital Programme 2016/17. The estimated cost is £12,260 which covers demolition, removal of rubbish and asbestos and site left in readiness for development use.

4.4.2 Some of the garages have been empty for a long time with associated rental loss. Consolidation of tenancies in the remaining garages at Site B will maximise potential rental income from that site. Demolition will alleviate the council of future maintenance and security costs.

4.5 Legal Implications, access to information and call In

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

4.5.2 There are no legal implications arising from this report.

4.6 Risk management

4.6.1 The demolition phase of the project is notifiable to the Health and 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 who will be carrying out the demolition works.

5 Conclusions

5.1 The garages are currently a focus for anti-social behaviour which is a concern to the local community and Ward Members. They are an eyesore in the area and regularly having to be re-secured due to repeated vandalism.

5.2 The garages identified for demolition are beyond economic repair and there is no demand for the existing number in this location.

- 5.3 Demolition of the garages is recommended to address the safety concerns and reduce maintenance liability and security costs for the Council.
- 5.4 This site offers a development opportunity for new affordable housing and bespoke provision.

6 Recommendations

- 6.1 The Director of Environment and Housing is requested to approve the suspension of lettings, removal from charge and full demolition of 10 garages (G29-38) at Red Hall Croft, Leeds, LS14 1NW.

7 Background documents¹

- 7.1 Appendix 1 – site plan to show location of garages proposed for demolition.
- 7.2 Appendix 2 - Equality, Diversity, Cohesion and Integration Screening Assessment
- 7.3 Appendix 3 – Delegated Decision Notification

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.