

Report of Chief Officer of Property and Contracts

Report to Director of Environment and Housing

Date: Wednesday 7th September 2016

Subject: Request to demolish three garages (G1 to G3) at the rear of the shops on Boggart Hill Drive, Leeds, LS14 1JX

Are specific electoral wards affected? If relevant, name(s) of ward(s): Killingbeck and Seacroft	<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. There are three derelict Council owned permanent garages (G1 to G3) situated at the rear of the shops on Boggart Hill Drive (behind property numbers 85 to 95).
2. The garages are in a poor state of repair having been extensively vandalised and are a focus for anti social behaviour in the area giving rise to community safety concerns. They are beyond economic repair and have had to be steel sheeted to prevent further unauthorised access and structural damage through vandalism. Demolition is supported by the community and local Ward Members to address these concerns.
3. Commercial Asset Management and Housing Management have confirmed that there is no demand for these garages at this location. They have been empty since 2007.
4. A delegated decision is required to suspend lettings and demolish the garages. The area will be tarmacked to allow for additional parking at the rear of the shops.

Recommendations

5. The Director of Environment and Housing is requested to approve the suspension of lettings, removal from charge and full demolition of the three garages at the rear of the shops 85 to 95 Boggart Hill Drive, Leeds, LS14 1JX (location shown in Appendix 1).

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 suspect lettings, remove from charge and demolish the three garages at the rear of the shops 85 to 95 Boggart Hill Drive.

2 Background information

- 2.1 The garage site comprises of three brick built permanent garages at the rear of shops. There were originally 12 garages but 9 have been demolished previously some years ago with associated permissions in place.
- 2.2 The garages are deemed to be beyond economical repair and have not been let since 2007. Housing Management and Commercial Asset Management confirm there is no demand in the area for garages in this location.
- 2.3 The garages are currently a focus for anti social behaviour include vandalism and arson attack. The latest arson attack in mid August has now left the roofs insecure and therefore the building is a health and safety concern. Temporary barriers have been put in place to prevent access from local youths

3 Main issues

- 3.1 There have been a number of complaints expressed by local residents and Ward Members over the condition of the garages. There is concern about the safety of the structure following extensive vandalism and arson attack. They are deemed to be 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 Demolition of the garages and tarmacking of the area will allow ease of cleaning of the area and additional car parking.
- 3.4 The footprint of the site offers no development potential and this has been verified by Housing Growth Team.
- 3.5 Garage number 1 is let as part of the commercial lease for one of the shops. The new shopkeeper does not want to use the garage and supports demolition. They would welcome a reduction in their rent if the garages are demolished.

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.

4.2 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.

4.4 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 are estimated to be £12,260.47 which includes for removal of the structures any asbestos and rubbish remaining in the garages and tarmacking the area to allow for parking. The costs will be met by the Housing Revenue Account Capital Programme 2016/17.

4.4.2 The properties have been empty for several years. 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.

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 and arson attack.

5.2 The garages are beyond economic repair and there is no demand for them 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.

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 the three

garages (G1 to G3) at the rear of the shops 85 to 95 Boggart Hill Drive, Leeds, LS14 1JX

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.