

Report of Chief Officer of Property and Contracts

Report to Director of Environment and Housing

Date: Wednesday 7th September 2016

Subject: Request to demolish 14 garages (G8 to G21) at Red Hall Croft, Leeds, LS14 1NW

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 (Site A and Site B -see attached location plan Appendix 1). This report refers to **Site B** (G8 -G21). Site B is situated at the turning head of Red Hall Croft which is a cul-de-sac.
- 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 and the creation of general parking facilities.
- 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 Garages 1-7 and 22-28 on site B are to remain with the intention of refurbishing these following demolition of the numbers G8 to G21. There is limited demand for garages in the area with a small waiting list of applications which has been reviewed recently.
- 6 A delegated decision is required to suspend lettings, remove from charge and demolish 14 permanent garages on Site B (numbers G8-21).

Recommendations

7. The Director of Environment and Housing is requested to approve the suspension of lettings, removal from charge and full demolition of garages G8-21 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 G8-21 Red Hall Croft.

2 Background information

- 2.1 There are two garage sites at separate locations on Red Hall Croft. At Site B there are a total of 28 garages in four rows. Garage no. G1 is the sub station.
- 2.2 In the 2 blocks proposed for demolition there are currently only 3 garages occupied (G9,14 and 21).
- 2.3 In the two blocks of garages that are not proposed for demolition (G1-7 and G22-28) there are seven currently void. The three tenants of the garages proposed for demolition have been offered to transfer their tenancy to one of these voids. The tenants have been consulted and are willing to transfer.

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 general parking facilities for which there is a need.
- 3.5 Ward Members are in full support of the demolition and creation of general car parking space.
- 3.6 The remaining garages (G1 to G7 and G22 to G28) will be refurbished. There is a small waiting list for garages across nearby streets which has recently been reviewed.

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 Consultation has taken place with the 3 garage tenants that will be displaced as a result of the demolition and they are willing to take over a new tenancy in the remaining garages.

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 B has been assessed in terms of development potential however due to the close proximity of existing dwellings the location is unsuitable for development.

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 for demolition (including removal of all structures and debris, asbestos and providing a tarmac surface and white lining) is £22,527.92.
- 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 will maximise potential rental income from the 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 quantity of garages 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 14 garages (G8-21) 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.