

**Report of** Chief Officer of Property and Contracts

**Report to** Director of Environment and Housing

**Date:** Wednesday 7<sup>th</sup> September 2016

**Subject:** Request to demolish 6 garages (GB1 to GB6) at Summerfield Gardens, Bramley, Leeds, LS13 1AS

Are specific electoral wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of ward(s): Bramley and Stanningley		
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, access to information procedure rule number:		
Appendix number:		

## Summary of main issues

- 1 There are 6 derelict permanent garages (GB1 to GB6) at Summerfield Gardens, Bramley.
- 2 The current condition of these garages has given rise to concern in the community with regular complaints of anti social behaviour and are a potential health and safety risk. The garages and associated structures on site are in a serious state of dereliction with broken or insecure doors and the structures contain asbestos. The early demolition of these properties will remove these issues.
- 3 Ward Members and local residents are supportive of demolition.
- 4 There no demand for garages in this location and the garages are in too bad a state of disrepair to consider refurbishment.
- 5 A delegated decision is required to suspend lettings, remove from charge and demolish the 6 permanent garages on this site.
- 6 Future development use of the site is currently being reviewed by City Development for potential sale on the open market. Due to its limited size it is not suitable for consideration of affordable housing at this location.

## Recommendations

7. The Director of Environment and Housing is requested to approve the suspension of lettings, removal from charge and full demolition of garages and associated structures and debris at GB1 to GB6 Summerfield Gardens, Bramley, Leeds LS13 1AS.

## **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 GB1 to GB6 Summerfield Gardens.

## **2 Background information**

- 2.1 There are 6 derelict permanent garages on this site numbered GB1 to GB6. (Please see appendix 1 for location plan).
- 2.2 The majority of garages have been empty since 2008 with only one being occupied until 2013.
- 2.3 There is no demand for garages in the given location and due to the site being secluded this contributed to general lack of demand historically.

## **3 Main issues**

- 3.1 The garages have been in decline for several years with reducing demand in the area. The garages are now 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 and removing fly tipping.
- 3.3 The local community and Ward Members have raised community safety concerns about the condition of the garages.
- 3.4 It is currently being established whether the site has any potential for sale on the open market. The access road and forecourt is being used by residents of properties that back onto this site which will need to be investigated further if the site does have potential to be marketed.
- 3.5 Housing Growth Team have considered this site for affordable housing but deemed it unsuitable in terms of size and access.
- 3.6 The garages and associated structures will be demolished and debris removed from site. The garage concrete bases will be left in situ to facilitate cleaning of the area and provide for informal parking for adjacent properties.

## **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 As the garages are empty there are no tenants to be consulted with.
- 4.1.4 The site was originally considered by LEDA on 12 February 2014 where there were no objections in relation to demolition of the garages. It was not progressed due to the lack of available funding at that time.

## **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 The site is being reviewed in terms of any opportunity to market the location for private 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, rubbish, and asbestos) is £10,625.
- 4.4.2 Most 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 a potential health and safety risk.
- 5.2 The garages identified for demolition are beyond economic repair with no demand for garages in this particular 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 6 garages and associated structures and debris at GB1 to GB6, Summerfield Gardens, Bramley, Leeds, LS13 1AS.

## **7 Background documents<sup>1</sup>**

- 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

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<sup>1</sup> 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.