
Report of Chief Officer Property and Contracts

Report to Director of Environment and Housing

Date: Tuesday 31st January 2017

**Subject: Emergency Demolition works to Garages G5D1, G5D2, G5D3, G5D4 and G5D5
Greenlea Avenue, Yeadon LS19 7SW,**

Are specific electoral wards affected? If yes, name(s) of ward(s): Otley and Yeadon	<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

During the adverse weather conditions on 11th January 2017 structural damage was sustained to 5 garages at Greenlea Avenue.

Emergency demolition was carried out by Mears Contractors on 13th January as the structures were in a dangerous state as advised by the Council's Building Control Section.

Approval is required to suspend lettings, remove from charge and provide retrospective permission for the demolition of the 5 garages.

Recommendations

1. The Director of Environment and Housing is requested to approve the suspension of lettings, removal from charge and give retrospective permission for full demolition of garages G5D1, G5D2, G5D3, G5D4, G5D5 Greenlea Avenue, Yeadon LS19 7SW.

1. Purpose of this report

- 1.1 The purpose of this report is to seek retrospective approval from the Director of Environment and Housing to suspend lettings, remove from charge and give retrospective permission to demolish garages G5D1, G5D2, G5D3, G5D4, G5D5 Greenlea Avenue LS19 7SW.

2. Background information

- 2.1 On the 11th January 2017 high winds at Yeadon caused severe damage to the roofs of a block of five garages. The winds caused extensive damage to the roofs and debris from the garages blew onto some adjacent flats.
- 2.2 There was no structural damage to the flats but the garages were damaged beyond economical repair and needed to be urgently secured.
- 2.3 Building Control inspected the garages and requested that the site be immediately fenced off or for emergency demolition to take place.
- 2.4 The site was fenced and an asbestos survey at the garage site was arranged.
- 2.5 Mears Contractors demolished the garages on the 13th January 2017.

3. Main issues

- 3.1 Building Control attended this garage site at 06:30 hours on the 11th January; due to the severity of the damage to the garage roofs and walls they requested immediate action.
- 3.2 The garages could not be left in their present condition so Housing Leeds Responsive Repairs arranged for demolition to take place and requested an asbestos survey prior to the work being carried out.

4. Corporate considerations

4.1 Consultation and engagement

- 4.1.1 The Area Office consulted with the affected garage tenancies (4 of the 5 garages were tenanted) and alternative garages were offered in the vicinity of this site.
- 4.1.2 An inspection of the adjacent flats was carried out and there was found to be no structural damage to this building.
- 4.1.3 Ward Members were informed of the emergency demolition.
- 4.1.4 Delegated Decision Panel support the recommendation for retrospective approval to the demolition, suspension of lettings and removing the properties from charge.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 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 was carried out by Mears and funded by the Responsive Repairs Budget. Demolition was the only option in this case due to the damage sustained to the garage structures.

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 was completed by Mears who carried out the demolition works.

5. Conclusions

- 5.1 The work carried out was for emergency purposes to prevent further damage and risk to other buildings. Building Control requested that the demolition took place as a matter of urgency.

6. Recommendations

- 6.1 The Director of Environment and Housing is requested to retrospectively approve the suspension of lettings, removal from charge and give retrospective permission for the demolition of garages G5D1, G5D2, G5D3, G5D4 and G5D5 Greenlea Avenue, Yeadon, LS19 7SW.

7. Background documents¹

- 7.1 Appendix 1 – location plan
7.2 Appendix 2 – Equality, diversity, cohesion and integration screening assessment form
7.3 Appendix 3 – Delegated Decision Notice

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.