

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

**Report to** Director of Environment and Housing

**Date:** Wednesday 9<sup>th</sup> March 2017

**Subject: Demolition of 4 garages (G1 to G4 inclusive) Baildon Green, Leeds LS14 2BA**

Are specific electoral wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of ward(s): Crossgates and Whinmoor		
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 four permanent Council garages G1 to G4 at Baildon Green, Leeds LS14 2BA.
2. The four garages are currently void and the local housing office has confirmed that they have no demand for garages in this location. There is need for parking facilities though given the car ownership in the area.
3. The garages which are of concrete sectional panel construction with a pebble dash finish are in poor condition with one side of the garages structurally damaged due to collision damage caused by vehicles trying to turn around in the restricted space at the end of the cul-de-sac.
4. It is not considered that refurbishment and repair of the garages is an effective use of Council resources given the low demand for garages in this location. Demolition and removal of the garages would remove what is currently an unsightly structure in the area and one which is starting to attract attention from local children with the current damage.
5. A delegated decision is required to suspend lettings and demolish the garages and tarmac the area for use as general parking which is proposal supported by local residents and Ward Members.

6. The site has no development potential given its location and size of plot.

**Recommendations**

7. The Director of Environment and Housing is requested to authorise the suspension of lettings, removing the properties from charge and carrying out the full demolition and removal of the garages at G1 to G4 Baildon Green, Leeds, LS14 2BA leaving the area as a general parking facility.

## **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 the four council permanent garages at Baildon Green, Leeds, LS14 2BA. A location plan is attached at Appendix 1.

## **2 Background information**

- 2.1 G1 to G4 are concrete sectional construction garages with a pebble dash finish. They are located at the end of Baildon Green cul-de-sac in close proximity to the houses. They are currently in a poor state of repair and their structure has recently been compromised following vehicle damage sustained to the left hand side of the block. Repair costs for of this would be prohibitive together with refurbishment of the block given the lack of demand.
- 2.2 The housing office has confirmed that there is no demand for these garages at this location with residents preferring open parking facilities.
- 2.3 All four garages are currently void. The longest void has been empty since 2012. Attempts to market the garages to local residents have proved unsuccessful with general parking facilities on the estate being the preferred option for most people.

## **3 Main issues**

- 3.1 The garages are in a poor state of repair and there is some concern about the safety of the structure following collision damaged sustained to the side of the block. The garages are deemed to be beyond economic repair and to spend significant resources to refurbish the garages would not be money well spent given there is no demand for garages at this location and no guarantee of reletting them if refurbishment was carried out.
- 3.2 Ward Members and local residents are fully supportive of demolition and want to see the area tarmacked for general parking purposes.
- 3.3 There is no development potential of this site given the size of plot and proximity to local houses. This has been confirmed with the Council's Housing Growth Team.
- 3.4 Demolition and removal of the garages would remove the unattractive structure from the area and potential source for anti-social behaviour. It would improve sight lines for the footpath that runs behind and at the side of the garages which supports improved community safety and visibility of the rear of properties at this location.

## **4 Corporate considerations**

### **4.1 Consultation and engagement**

- 4.1.1 Ward Members have been consulted on 13<sup>th</sup> September 2016 and are supportive of demolition and tarmacking the area. Local residents have raised concerns about the condition of the garages and are in favour of demolition.
- 4.1.2 Consideration of the site has been discussed with relevant internal Council departments to determine any potential for development which has confirmed that the site is not suitable for housing development.
- 4.1.3 The proposal has been considered at Housing Leeds Decision Panel held on 9<sup>th</sup> March 2017 and the recommendation is supported by the Chief Officer for Property and Contracts and the Chief Officer for Housing Management.

## **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. The garages are all void and therefore their demolition has no impact on current tenancies. The removal of the garages has the potential to impact positively on the local community by creating parking space and providing increased visibility of the area together with removing the source for any anti-social behaviour which deteriorating structures tend to give rise to.

## **4.3 Council policies and best council plan**

- 4.3.1 The demolition of these garages 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 total cost for demolition is approx. £10,900. The work will be carried out by the Council's internal service provider (Leeds Building Services). The costs include for removal of the structures, any asbestos and rubbish remaining in the garages and tarmacking the area for general parking space. Total costs will be met by the Housing Revenue Account Capital Programme 2016/17.
- 4.4.2 There is a net loss of income to the council as if the four garages were able to be fully let they would generate an annual rental income of £1,936.48. (£9.32 x 52 weeks x 4 garages).
- 4.4.3 Demolition and removal of the garages alleviates the council of ongoing maintenance responsibilities 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.
- 4.6.2 There is a risk of further structural deterioration if the garages are not demolished in the near future which could be a health and safety risk for the Council.

## **5 Conclusions**

- 5.1 The garages at G1 to G4 Baildon Green are in poor condition with some structural damage. There is no demand for the garages and incurring costs to refurbish would not necessarily generate any new demand for the facility. Ward Members and residents support demolition and creation of general parking space. A delegated decision is required to remove the garages from charge and demolish and clear the site.

## **6 Recommendations**

- 6.1 The Director of Environment and Housing is requested to authorise the suspension of lettings, removing the properties from charge and carrying out the full demolition and removal of the garages at G1 to G4 Baildon Green, Leeds, LS14 2BA leaving the area as a general parking facility.

## **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.