

Report of Chief Officer of Property and Contracts

Report to Director of Resources and Housing

Date: Thursday 20th July 2017

Subject: Request to Declare Garage Plot Site Surplus – Garage Site A, Rear of Shops, Lidgett Lane, Leeds, LS8 1PQ

Are specific electoral wards affected? If relevant, name(s) of ward(s): Roundhay	<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 is a temporary garage plot site at the rear of the shops on Lidgett Lane, LS8 1PQ. There are three plots at this location two of which have very old timber and asbestos garages on them with the tenancies being recently terminated.
2. This plot site is adjacent to land and premises at Brackenwood Drive and Larkhill Way which were declared surplus on 21st June 2017 (Delegated Decision reference D44512). This site is to be marketed for new housing development and the addition of the garage plots will enable the full capacity of the location to be used with a clearly defined boundary.
3. Ward Members are supportive of the redevelopment of the site as referenced in the above report.
4. A delegated decision is required to suspend lettings on the plots, take the plots out of charge and demolish the remaining structures leaving the site clear for development purposes.

Recommendations

5. The Director of Resources and Housing is requested to approve the suspension of lettings and removal from charge of the three plots G1 to G3 at Garage Site A, rear of the shops, Lidgett Lane, LS8 1PQ and for the two remaining structures to be demolished and cleared. The Director is further requested to declare this site surplus

to departmental requirements and for the site to be taken forward by City Development and disposed of to support new housing development.

1.0 Purpose of this report

- 1.1 The purpose of this report is to seek the approval of the Director of Resources and Housing to suspend lettings and remove from charge three garage plots at the rear of the shops, Lidgett Lane, Leeds, LS8 1PQ and for the remaining two garages to be demolished and the site cleared. (location shown in Appendix 1).

2 Background information

- 2.1 The subject site comprises of three garage plots on a location recorded as a temporary garage site and the land being vested with Housing.
- 2.2 One plot has been empty since 2014 with the other two plots being tenanted until June 2017. Housing Management confirm there is little demand for garages or plots in this area and have other void garages and plot sites that can be offered locally if required.
- 2.3 The site is very overgrown and is regularly fly tipped therefore disposal of this site in conjunction with the adjacent land and premises will improve the appearance of area and remove the potential for anti social behaviour.

3 Main issues

- 3.1 The location of the plot site is adjacent to the land and premises at Brackenwood Drive and Larkhill Way which has recently been declared surplus. It is proposed that this site is to be marketed to support new housing development in the area.
- 3.2 Inclusion of the garage plot site in the sale of this land will maximise the capacity for new housing development at this location and ensure there is no irregular boundary to the site.

4 Corporate considerations

4.1 Consultation and engagement

- 4.1.1 Concerns have been expressed by the local community about the blight of this location and the potential focus for anti-social behaviour including fly tipping.
- 4.1.2 The site has been identified by City Development for new housing development.
- 4.1.3 Ward Members have been consulted about the redevelopment of the whole site and are supportive of this proposal.
- 4.1.4 The tenant that has been using both plots has been offered alternative garage facilities locally.
- 4.1.5 The recommendation to demolish the remaining structures and declare the site surplus was endorsed by the Chief Officer of Property and Contracts at Housing Delegated Decision Panel held today (20th July 2017).

4.2 Equality and diversity / cohesion and integration

- 4.2.1 Only two of the plots have been in use recently and the structures have been used for storage of materials and not for any motorised vehicles. Alternative garage facilities in the area have been offered. The redevelopment of the site for new housing potentially has a positive impact on community cohesion and will remove the potential for further anti-social behaviour including fly tipping. 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 disposal and sale of this site for residential purposes would contribute to the Council Priority of increasing the number of new houses in the city and supports the Best Council Plan Outcomes by helping people to live in good quality affordable homes 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 £5,400 which includes for removal of the structures any asbestos and rubbish remaining in the garages. Total costs will be met by the Housing Revenue Account Capital Programme 2017/18.

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 plot site is currently a blight on the local area and is regularly fly tipped with potential for anti-social behaviour. The remaining structures are in a poor state of repair and contain asbestos material.
- 5.2 The declaring of this site surplus to departmental requirements and addition of this to the adjacent land and premises on Brackenwood Drive and Larkhill Way already approved for disposal will increase the capacity for redevelopment of this location for new housing.

6 Recommendations

- 6.1 The Director of Resources and Housing is requested to approve the suspension of lettings and removal from charge of the three plots G1 to G3 at Garage Site A, rear of the shops, Lidgett Lane, LS8 1PQ and for the two remaining structures to be demolished and cleared. The Director is further requested to declare this site surplus to departmental requirements and for the site to be taken forward by City Development and disposed of to support new housing development.

7 Background documents¹

- 7.1 Appendix 1 – site plan to show location of site.
- 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.