

Report of Chief Officer of Property and Contracts

Report to Director of Resources and Housing

Date: Wednesday 20th September 2017

Subject: Request to demolish 6 garages (G6 to G8 & G9 to G11) at Bruce Lawn, Armley, Leeds, LS12 1XY

Are specific electoral wards affected? If relevant, name(s) of ward(s): Armley	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input 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 are 6 derelict permanent garages (G6 to G8 & G9 to G11) at Bruce Lawn, Armley.
- 2 The current condition of these 6 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 disrepair with broken/ boarded doors and the structures may contain asbestos. The early demolition of these properties will remove these issues.
- 3 Ward Members and local residents have been consulted and are supportive of demolition.
- 4 There is no demand for garages in this area 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 has been reviewed by the Housing Growth Team in City Development. The site has however been deemed unsuitable for consideration of new housing.

Recommendations

7. The Director of Resources and Housing is requested to approve the suspension of lettings, removal from charge and full demolition of garages and associated structures and debris at G6 to G8 and G9 to G11 Bruce Lawn, Armley, Leeds LS12 1XY.

1 Purpose of this report

The purpose of this report is to seek the approval of the Director of Resources and Housing to suspend lettings, remove from charge and demolish garages G6 to G8 and G9 to G11 Bruce Lawn, Armley, Leeds LS12 1XY.

2 Background information

There are 6 derelict permanent garages on this site numbered G6 to G8 and G9 to G11 Bruce Lawn, Armley, Leeds LS12 1XY. (Please see appendix 1 for location plan).

- 2.1 The majority of garages have become empty since 2006 with only 2 being occupied until July 2017.
- 2.2 There is no demand for garages in the given location and there is ample on street parking which residents appear to prefer at this site.

3 Main issues

- 3.1 The garages have been in semi derelict condition for several years with the site being a focus for anti-social behaviour. The garages been surveyed and are confirmed to be 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 anti-social behaviour and community safety concerns about the condition of the garages.
- 3.4 The site has been reviewed by the Housing Growth Team in City Development for consideration of new housing development. However it is deemed unsuitable given its location and size.
- 3.5 The garage 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 local residents.

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 their focus for anti-social behaviour and want to see them demolished.
- 4.1.3 As the garages are now empty. There is no displacement of tenancies. Surrounding tenants and residents have been consulted and are in agreement with the proposal for demolition.
- 4.1.4 The Local Housing Manager has discussed the proposed demolition at the New Wortley Core Group on 13th July 2017 and no concerns were raised.
- 4.1.5 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.
- 4.1.6 The recommendation to demolish the garages is supported by the Chief Officer of Property and Contracts and Chief Officer of Housing Management having been considered at the Housing Leeds Delegated Decision Panel held 20th September 2017.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 These are empty properties and there is no displacement of tenancies. There is no demand for garages at this location so their demolition and removal has no impact on services delivered to the community. The structures currently attract anti social behaviour which has the potential to impact negatively on community relations. An equality, diversity, cohesion and integration screening assessment have 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, safe and well cared 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 2017/18. The estimated cost for demolition (including removal of all structures, rubbish, and asbestos) is £12,646.68.
- 4.4.2 Most of the garages have been empty for a long time with associated rental loss. 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 Resources 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 G6 to G8 and G9 to G11, Bruce Lawn, Armley, Leeds, LS12 1XY.

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.