

Report of Chief Officer of Property and Contracts

Report to Director of Resources and Housing

Date: 29th September 2017

Subject: Request to demolish 16 garages (G1 to G17) at Moor Crescent Gardens, Leeds, LS11 5UL.

Are specific electoral wards affected? If relevant, name(s) of ward(s): City and Hunslet	<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 16 derelict permanent garages and 13 tenanted garages (G1 to G30) at Moor Crescent Gardens (off Moor Crescent Chase), LS11 5UL.
- 2 The current condition of these 29 garages has given rise to concern in the community with regular complaints of anti-social behaviour and some are a potential health and safety risk. Approximately half of the garages and associated structures on site are in a serious state of disrepair with broken/ boarded doors and the structures contain asbestos. The early demolition of 16 of the garages (G1 to G17) will address these issues. The remaining 13 garages (G18 to G30) are proposed for refurbishment.
- 3 Ward Members and local residents have been consulted and are supportive of demolition.
- 4 There is some demand for garages in this location however a number of 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 16 permanent garages on this site.
- 6 Future development use of the site for housing has been reviewed by City Development however due to its location and size it has been discounted for further consideration. As there is demand for some garages and the need for parking the

recommendation is to keep the site for this purpose and refurbish the block which is in better condition.

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 G1 to G17 Moor Crescent Gardens, Leeds, LS11 5UL.

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 G1 to G17 at Moor Crescent Gardens, Leeds, LS11 5UL. The remaining garages G18 to G30 will be refurbished.

2 Background information

- 2.1 The 29 garages are constructed from concrete section panels with pebble dash finish, mixture of metal and wooden doors and felted roofs and are arranged in three blocks. G1 to G5, block 2 – G6 to G17 and block 3 -G18 to G30. There are 16 garages currently empty and 13 being used by residents. Appendix 1 shows the location of the site.
- 2.2 The garages are in a poor state of repair and require significant investment to bring them up to a standard. Some of the garages are deemed beyond repair and demolition of these is needful to address the health and safety risk they currently pose. Refurbishment of the block of garages (G18 to G30) which are in the least state of disrepair and the majority are currently being rented by local residents.
- 2.3 There is some demand for garages at this location both from residents in the low rise properties and from the nearby multi storey flats. There is also a need for parking for residents who do not wish to rent a garage.

3 Main issues

- 3.1 The garages have been in a state of disrepair for several years with the site being targeted for anti-social behaviour. Many of the garages are now beyond economic repair.
- 3.2 The garage structures create additional management issues in the form of dealing with the reports of anti-social behaviour and costs to keep re-securing the site and removing fly tipping.
- 3.3 Ward Members and local residents have raised their concerns about the health and safety risk the vandalised structures present and the poor state of repair of the remainder of the garages.
- 3.4 The site has been assessed by the Housing Growth Team for possible redevelopment of new housing. However given its proximity to the M621 and size of the site it has been deemed unsuitable for redevelopment.

- 3.5 This report recommends that block 1 (G1 to G5) and block 2 (G6 to G17) are demolished leaving the bases which can be used for general informal parking. Block 3 (G18 to G30) is proposed for refurbishment which the housing office are confident can be fully let by consolidation of the tenancies across the site into one block and marketing any that remain given that there is some limited local interest in renting garages at this location. This will then allow continuation of income generation from this site.

4 Corporate considerations

4.1 Consultation and engagement

- 4.1.1 Ward Members were consulted on 28/09/17 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 All the tenants/residents have been consulted and are in agreement with the proposal for demolition. Current tenancies across the site can be fully accommodated into one block.
- 4.1.4 The Council's Housing Growth Team have been consulted about the site and confirmed they do not consider this site to have development potential.
- 4.1.5 The recommendation is supported by the Chief Officer of Property and Contracts and the Chief Officer of Housing Management having been considered at the Delegated Decision Panel for Housing Services on 29th September 2017.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 The proposed demolition of some of the garages impacts on the number of available garages for rent at this location. However many of the garages are unable to be let due to their condition and any existing tenancies can be fully accommodated by consolidating them into the refurbished block once this is completed. All tenancies have been consulted and no objections raised. 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, 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.

4.4 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 £21,346.70.

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. There is some demand for garages in this particular location but not enough to justify refurbishment of the whole site.

5.3 Demolition of the garages G1 to G17 is recommended to address the safety concerns and reduce maintenance liability and security costs for the Council.

5.4 The garages in block 3 G18 to G30 will be refurbished thus still providing a garage facility in the area which will be income generating.

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 garages and associated structures and debris at G1 to G17 Moor Crescent Gardens, Leeds, LS11 5UL.

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.