

Report of Chief Officer of Property and Contracts

Report to Director of Resources and Housing

Date: 6th March 2018

Subject: Request to demolish 10 garages (G1 to G10) Alandale Crescent, Garforth LS25 1DH

Are specific electoral wards affected? If relevant, name(s) of ward(s): Garforth and Swillington	<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 are 10 Council owned permanent garages (G1 to G10) located at the end of an access road off Alandale Crescent. All the garages are void.
2. The garages are in a very poor state of repair and would require significant investment to renovate and there is no demand for garages in the area.
3. The site does not offer any development opportunity as there are accesses being taken from existing properties adjoining the access road/garage site and the size of the plot is too small.
4. A delegated decision is required to approve the suspension of lettings, remove from charge and demolish the permanent garages on this site

5. Recommendations

1. The Director of Resources and Housing is requested to approve the suspension of lettings, removal from charge and full demolition of the 10 garages (G1 to G10) at Alandale Crescent, Garforth, LS25 1DH. The land will then be left for general residential parking and access to properties.

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, remove from charge and demolish one block (10 garages) at Alandale Crescent, Garforth, LS25 1DH. (Location shown in Appendix 1).

2 Background information

- 2.1 The site comprises of 10 concrete framed garages which are located via an access road from Alandale Crescent. The garages are in a poor state of repair and the majority of the garages have been empty for some time.
- 2.2 The 10 void garages would require significant investment to bring them up to a decent standard. Given the low demand for garages in this area this is not deemed to be value for money or a good use of Council resources.

3 Main issues

- 3.1 All 10 garages are void and there is low demand for garages in the area.
- 3.2 Approval for demolition of the garages is being sought as the garage site is in decline and the garages would require significant investment to bring up to standard that would potentially encourage interest in renting them. There is no guarantee that investing in renovating the garages would generate increased interest due to limited demand locally and therefore is not considered to be spending money wisely.
- 3.3 Demolition will remove the maintenance cost responsibility for the garages.
- 3.4 The block of garages proposed for demolition forms a boundary to properties at the rear. On demolition and removal of the garages a new fence will be provided at this location to enable the defined boundary to be reinstated.

4 Corporate considerations

4.1 Consultation and engagement

- 4.1.1 Joint consultation with residents and Ward Members has been carried out in January/February 2018. A consultation letter was sent, advising of the potential plans to carry out the demolition. Concerns were raised regarding the future use of the site if this was to be for development purposes. These concerns have been addressed as the site is not suitable for development and this has been confirmed to residents and Members. Please refer to Appendix 2 for a copy of the consultation letter issued.
- 4.1.2 Consideration of the site has been reviewed by the Council's Housing Growth Team to determine any future development potential for the site. However due to limited size of the site and that vehicular and pedestrian access to the rear of properties from Alandale Grove and Alandale Drive has been in use for some time the site is not deemed suitable for housing development.

4.1.3 The proposal has been discussed at Delegated Decision Panel on 6th March 2018 and the Chief Officer of Property and Contracts and Chief Officer of Housing Management are both in support of the recommendation to demolish the garages and leave the site for general resident parking.

4.2 Equality and diversity / cohesion and integration

4.3 An equality, diversity, cohesion and integration screening assessment has been completed at Appendix 3. The garages are all empty at this site and there is therefore no displacement of tenancies. Given the low demand in the area for garages it has limited impact in terms of removing these structures. Removal of the garages will help to reduce the potential for vandalism and fly tipping which has a positive impact on community cohesion.

4.4 Council policies and best council plan

4.5 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.

4.6 Resources and value for money

4.6.1 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 £15,120.51 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 2018/19.

4.6.2 Demolition will alleviate the council of future maintenance and security costs. Current rental income on a Council garage is £9.31 per week. Demolition of the 10 garages given the existing rate of rent will result in an annual rental income loss of £4,841.20

4.7 Legal Implications, access to information and call In

4.7.1 The report does not contain any exempt or confidential information.

4.7.2 There are no legal implications arising from this report.

4.8 Risk management

4.8.1 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 10 void garages are currently a major blight on the area. The majority of the garages have been void for some time and in a poor state of repair portraying a negative impact for the local area.

5.2 The site has been confirmed by the Housing Growth Section as having no development potential and will therefore be left, with the possibility of being used as general parking space for local residents following the demolition and clearance of the garages.

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 the 10 garages (G1 to G10) at Alandale Crescent, Garforth, LS25 1DH. The land will then be left for general residential parking and access to properties.

7 Background documents¹

7.1 None.

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.