

Garage demolition on the secure site on Oak Tree Walk (between Gipton Gate East and Briarsdale Heights)

Date: 25 April 2023

Report of: Head of Property Management

Report to: Director of Communities, Housing & Environment

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

The Key Decision on the “Future of the Alderton Heights and Gipton Gates high rise and resident rehousing” was made on 19 October 2022 at executive board. This declared the residential high rise blocks surplus to requirements and authorised that the buildings should be demolished, and the cleared site redeveloped for new Council housing.

This report is to seek authority for the demolition of the garages on Oak Tree Walk (between Gipton Gate East and Briarsdale Heights), LS9 6SS. This secure garage site adjoins the Gipton Gate East site. The expansion this site to include these garages will further increase the capacity of the site for new residential properties.

Recommendations

The Director of Communities, Housing & Environment is recommended to:

- a) Approve the suspension of lettings, removal from charge and full demolition of the 46 garages and associated structures at G1-G48, Briarsdale Heights, Gipton, Leeds, LS9 6SS.

What is this report about?

- 1 This request is for the demolition of the garages on the Oak Tree Walk secure garage site, adjacent to Gipton Gate East.
- 2 Gipton Gate East was included in the Key Decision: “Future of the Alderton Heights and Gipton Gates high rise and resident rehousing” published 21 October 2022, approved at the Executive Board meeting on 19 October 2022 and effective from 29 October 2022.
- 3 This report covers 46 garages in the Gipton and Harehills ward.
- 4 The demolition of the garages will open up a larger development site for the re-provision of housing.

What impact will this proposal have?

- 5 Following the demolition of the high-rise buildings and garages (at Gipton Gate East and Gipton Gate West), the sites will be used for the development of new good quality, modern, energy efficient housing, in line with all current standards including accessibility and use of renewable energy. This supports our aim for all our residents to live in good quality and affordable homes, for them to be safe and feel safe, and to deliver an approach that provides best value. The expansion the Gipton Gate East site will further increase the availability of such units.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing Inclusive Growth Zero Carbon

- 6 This supports the provision of good quality and affordable homes for residents.

What consultation and engagement has taken place?

Wards affected: Gipton and Harehills

Have ward members been consulted? Yes No

- 7 Ward members have been consulted as part of the “Future of the Alderton Heights and Gipton Gates high rise and resident rehousing” project. A further ward member consultation meeting was held on 21 of February 2023 in relation to the Oak Tree Walk site. All ward members were invited and 2 attended. Ward members were in agreement to demolish the 46 garages on Oak Tree Walk to extend the site for housing development.
- 8 Tenants of the 32 Oak Tree Walk garages which are still let were consulted by letter sent on the 7 March 2023, feedback from the letter has been limited. There are 32 of the 46 garages at the site that are let. 1 tenant lives in the Gipton Gate blocks and 2 of the tenants live in the Briarsdale blocks. 26 of those who have let a garage on this site live in the LS8/LS9 area. One local resident has requested that secure parking is made available on site or parking on Oak Tree Walk is considered as part of the development.

What are the resource implications?

- 9 The demolition and clearance of the garages is likely to be carried out by the Councils internal service provider (Leeds Building Services). The demolition costs will be met by the Housing Revenue Account Capital Programme 2023/24 or 2024/25. The estimated costs for demolition (including removal of all structures, rubbish and asbestos) will be confirmed when the garages are void. The other option for demolition could be to include the site within the Gipton Gate demolition programme.
- 10 Demolition will alleviate the Council of future asset maintenance and security costs.
- 11 The site will be made safe and restrictions on access or safety barriers will be installed where appropriate.

What are the key risks and how are they being managed?

- 12 The demolitions will be projects notifiable to the Health and Safety Executive under 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.

What are the legal implications?

13 There are no legal implications arising from this report.

Options, timescales and measuring success

What other options were considered?

14 No other options have been considered as the adjacent buildings (Gipton Gate East and Gipton Gate West) are due for demolition and the site will be use for the development of new housing.

How will success be measured?

15 Success will be measured by the delivery of good quality and affordable homes for our residents and for them to be safe and feel safe.

16 This should result in improved satisfaction of residents within the neighbourhood, creating a safe environment with no increase in the number of anti-social behaviour reports as site occupancy decreases.

17 There should be minimal or no reports of trips or falls at the site.

What is the timetable and who will be responsible for implementation?

18 This will be delivered by Strategy and Investment during the 2023/24 or 2024/25 financial year.

Appendices

- Site maps and photographs
- EDCI

Background papers

- “Future of the Alderton Heights and Gipton Gates high rise and resident rehousing” Key Decision). <https://democracy.leeds.gov.uk/ieDecisionDetails.aspx?ID=55731>