

**Subject: Design & Cost Report for Demolition of Richmond House HOP,
Richmond Road, Farsley, Leeds, LS28 5ST**

Date: 22/05/2023

Report of: Demolition Technical Manager

Report to: Head of Asset Management

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

What is this report about?

Richmond House Home for Old People has been declared surplus to requirements by Adults and Health Care Delivery Service. No alternative use has been identified for the building and demolition is the preferred option and once complete the site will be used to support Council Housing Growth.

Richmond House Home for Old People is located off Richmond Road in the Farsley area of Leeds. The building is of a traditional construction of loadbearing cavity brickwork with concrete floors, there are pitched tiled roofs to most areas of the building that have two floors and flat felt covered roofs to the single floor areas. The building was constructed in around 1971 it is not Listed, Listed by association or within a conservation area.

Following the demolition the site will be left with a 6F2 hardcore layer with a soil bund across the entrance at the front, and will be managed as part of the Councils Void portfolio. The intention is to redevelop the site for Housing Growth.

Including how it contributes to the city's and council's ambitions

The demolition of the building will mitigate the ongoing operational costs of holding the property, including security and maintenance costs, whilst also reducing the risk of anti-social behaviour which disused buildings can often attract. Whilst it is acknowledged that re-use of the building would be preferable to demolition, following an options appraisal process there are no alternative uses identified, however, the demolition will be undertaken in a way which maximises the amount of material which is recycled for new uses.

Recommendations

The Head of Asset Management is recommended to:

- a) Declare the building surplus to corporate requirements.
- b) Approve the demolition of the building.
- c) Give Authority to Spend of £155,000.00 from the Capital Scheme demolition budget to undertake the demolition works of Home Lea House, which includes Utility Survey, Bat Surveys, Utility companies disconnecting supplies to the building, grubbing up all hardstanding's, removing all underground utilities within the site boundary which will enable the area to be left clean for redevelopment.

Why is the proposal being put forward?

The Richmond House HOP identified on the site plan at Appendix A previously provided an Adult & Health Care Service and provided residential accommodation for the elderly. The Adults & Health Directorate declared the building surplus to operational requirements on 23rd June 2022. An options appraisal has been undertaken to explore whether there are any alternative Council uses, or potential interest from external parties. This has included consideration about whether the property could be disposed of for refurbishment.

No alternative viable use for the building has been identified and whilst in Void Management, has been subject to ant-social behaviour and break-ins leaving it in a poor and deteriorating condition. Equally, the building would prove difficult and costly to refurbish and upgrade to meet net zero requirements due to its construction. However, the cleared site has been identified for the development of new Council Homes as part of the Council Housing Growth Programme and a scheme is being brought forward.

What impact will this proposal have?

Wards affected: Calverley and Farsley

Have ward members been consulted?

Yes

No

What consultation and engagement has taken place?

Ward members were consulted in relation to the closure of the Home for Older People and the demolition of the property.

Local residents will be advised by the demolition contractor of any disruption that may occur during the demolition process and ward members will be updated on progress and key milestones.

Executive Board approved the inclusion of the site in the Council Housing Growth Programme (CHGP) on 21st September 2022. Ward Members have been consulted on a potential scheme on 26/05/2022.

The CHGP has an established process for consulting and engaging with key stakeholders in relation to new build schemes delivered under the programme.

What are the resource implications?

The Capital Programme Demolition scheme which is managed by City Development will fund the demolition of the building. The scheme cost centre is 32626/---/000.

What are the legal implications?

The work whilst falling within the scope of the CDM regulations is a HSE scheme given that it will last more than 30 days and that an F10 will be filled in on line and HSE informed.

A S80 notice under the Building Act has been completed and S81 notice has been received.

Under Part 3, Section 3E(g) of the Council's Constitution (Officer Delegation Scheme (Executive Functions)) the Director of City Development has authority to discharge any function of the Executive in relation to Asset Management.

The Chief Officer - Asset Management and Regeneration, Head of Asset Management, Head of Land and Property and Deputy Head of Land and Property have authority to take decisions in relation to Asset Management as delegated in the Director of City Development's sub delegation scheme.

The proposal constitutes an admin decision and is therefore not subject to call in.

Both Legal Services and Land Records have stated that the land is unregistered, and it is unclear how this was not picked up when the Council registered all ownerships in 2009, under the Voluntary Registration project. Legal Services will be instructed to address this issue.

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

Risk Assessments – The contractors will provide all site-specific Risk Assessments and Method Statements prior to work starting on site. These will be reviewed jointly by LBS and SAM before work is undertaken, the majority of these works whilst been subject to the spirit of the CDM regulations should not require the principle designer role due to the fact more than one contractor will not be present on site at any one time. These works will last more than 30 days, this makes the scheme notifiable to the HSE. Asbestos surveys and samples will be taken where current management surveys are not in place or inconclusive, operatives will be asked to check the onsite surveys as they currently do for minor works and use their asbestos awareness training.

Financial Issues – Financial monitoring will be undertaken by the demolition lead within asset management.

Service Delivery Issues – All issues to be discussed and implemented by management and the internal service provider to ensure continual safe delivery of services during the improvement works.

Programme Issues – The programme will be fully monitored to ensure start on site and completion dates are prompt and the occupiers of the building will be made aware of their duties under the CDM REGULATIONS.

Other - All works will be risk assessed and carried out using approved methods of working and will be programmed as far as possible to minimise Health & Safety risks.

The site contains a substation leased to NPG from 01/01/1963 for a term of 60 years. The Lease title is registered under WYK893185. Title documents available upon request. There is also a Caution listed against the title (WYK893185) protecting the interest of NPG and the maintenance and access strips associated with the substation.

Does this proposal support the council's three Key Pillars?

Inclusive Growth

Health and Wellbeing

Climate Emergency

Options, timescales and measuring success

What other options were considered?

The building has been considered for re-use by the Council, the potential to be leased out as part of the Council's property investment portfolio, or disposed of to allow a third party to come forward with a scheme. However, it was deemed that due to the condition of the property and the ability to meet net zero ambitions, it is not viable to proceed with a refurbishment scheme. Given that the Council has an ambition to deliver new Council Housing and the site is in an area of demand, this is the preferred solution for the property.

How will success be measured?

The building will be demolished, and the site will be left in a safe and presentable state, this will remain in void as feasibility work progresses for the redevelopment of the site.

What is the timetable for implementation?

Proposed time scale to complete the demolition of the building would be approximately 6 months.

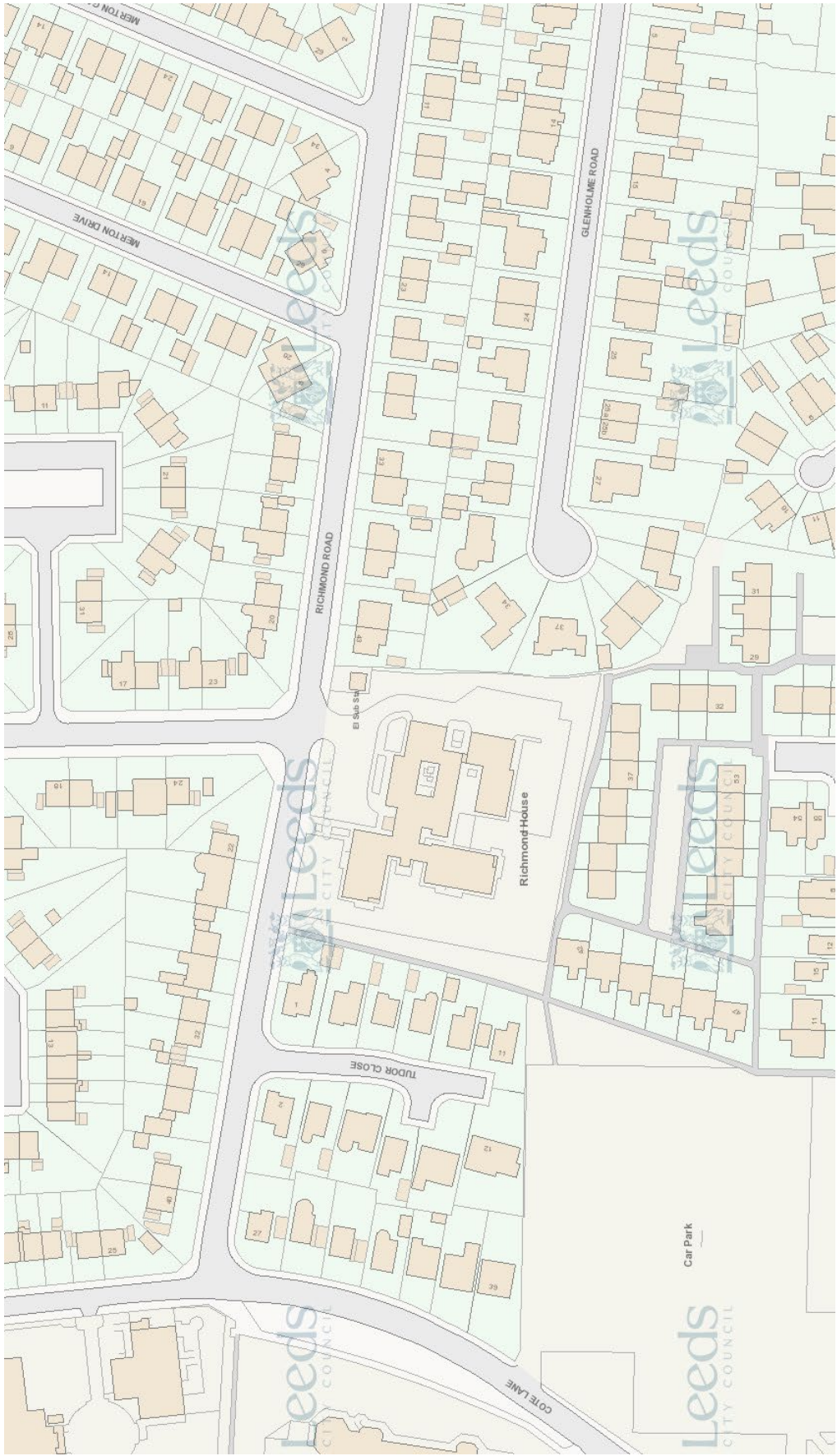
Appendices

Appendix A – Site Plan

Appendix B – Red Line Boundary

Background papers

Appendix A



Appendix B

