

Subject: Design & Cost Report for Demolition of the former Osmondthorpe One Stop Centre

Date: 13/05/2024

Report of: Technical Client 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?

This report seeks approval to declare Osmondthorpe One Stop Centre surplus to corporate requirements and to progress the demolition of the building. The building was built around the 1900's and used as a school up until around the 1990's where it was converted into a One Stop Centre. Following demolition, the site will be left with a 6F2 hardcore layer, a soil bund across the entrance and will be managed as part of the Council's Void portfolio. The intention is to then redevelop the site for housing growth.

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

The demolition of the Osmondthorpe OSC 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 and will help to the disposal of the main building, 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, City Development is recommended to:
- Declare the building surplus to corporate requirements.
 - Approve the demolition of the building.
 - Give Authority to spend of £170,000.00 from the Capital Scheme demolition budget to undertake the demolition works to the former Osmondthorpe One Stop Centre, which includes, Bat Surveys, Utility disconnections etc, this will enable the area to be left clean for disposal.

Why is the proposal being put forward?

The Osmondthorpe OSC identified on the site plan at Appendix A previously provided a one stop centre, which gave a range of advice from council services face to face. Communities & Environment / Childrens & Families Directorate declared the building surplus to operational requirements in 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.

However, no alternative viable use for the Osmondthorpe OSC building which is in a poor condition and would prove difficult to meet net zero requirements and 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: Temple Newsam and Burmantofts, Richmond Hill		
Have ward members been consulted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

What consultation and engagement has taken place?

Meeting with the Executive Member for Resources, Cllr Coupar, Mark Mills, Angela Barnicle and Martin Farrington took place on 22/03/2022 to agree the building as surplus to requirement. Ward members were informed on 15/06/2022 by email about the demolition of the building. Further updates have been provided to Cllr Coupar.

Residents will be advised by the demolition contractor of any disruption that may occur during the demolition process.

What are the resource implications?

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

Capital funding and cash flow table.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2024 £000's	FORECAST					
			2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	2028 on £000's	
LAND (1)	0.0							
DEMOLITION BUDGET	25.0		395.4	500.0				
CONSTRUCTION (3)	0.0							
FURN & EQPT (5)	0.0							
INTERNAL DESIGN FEES (6)	0.0							
OTHER FEES / COSTS (7)	0.0							
TOTALS	25.0	0.0	395.4	500.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2024 £000's	FORECAST					
			2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	2028 on £000's	
LAND (1)	0.0							
DEMOLITION	170.0		170.0					
CONSTRUCTION (3)	0.0							
FURN & EQPT (5)	0.0							
INTERNAL DESIGN FEES (6)	0.0							
OTHER FEES / COSTS (7)	0.0							
TOTALS	170.0	0.0	170.0	0.0	0.0	0.0	0.0	
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2024 £000's	FORECAST					
			2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	2028 on £000's	
LCC Demolition Budget	370.4	0.00	395.4	500.00				
LCC Capital Funded Demolition	170.0	0.0	195.0					
Total Demolition Budget after Spend	200.4	0.0	200.4	0.0	0.0	0.0	0.0	
Balance / Shortfall =	200.4	0.0	200.4	500.0	0.0	0.0	0.0	

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 but will have no more than 20 operatives on site at any one time or exceed 500 person days.

A Section 80 of the Building Act 1984 will be completed, and a Section 81 Counter Notice will be received and in place prior to Demolition commencement.

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 Asset Management and Leeds Building Services before work is undertaken. Majority of these works whilst been subject to the spirit of the CDM regulations should not require the principal 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 but will not have more than 20 operatives on site or exceed 500 person days, this makes the schemes notifiable to the HSE. Asbestos surveys and samples will be taken where current management surveys are not in place or in conclusive, operatives will be asked to check the onsite surveys as they currently do for minor works and use their asbestos awareness training.

Financial Issues – There will be regular meetings in place to monitor the project to ensure that it remains within its allocated budget.

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.

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.

How will success be measured?

The building will be demolished, and the site will be left in a secure, safe and presentable state ready for future use.

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 – Redline Boundary

Background papers