

Public Document Pack

Executive Member Decisions

Friday, 12th October, 2018

Time Not Specified

AGENDA

Executive Member Decision for week ending 12th October 2018 2 - 4

Date Published: 12th October 2018
Harry Catherall, Chief Executive



EXECUTIVE MEMBER DECISION

REPORT OF: Executive Member for Resources

LEAD OFFICERS: Deputy Chief Executive

DATE: 28/8/18

**PORTFOLIO/S
AFFECTED:** Resources

WARD/S AFFECTED: Shear Brow and Corporation Park

SUBJECT: Blakewater Lodge HOP Demolition

1. EXECUTIVE SUMMARY

The report seeks approval to demolish the existing building structures, with the exception of the sub-station and the site then be considered for future redevelopment by the Council's Growth Team.

2. RECOMMENDATIONS

That the Executive Member:

Approves the demolition of the former Blakewater Lodge HOP site and the associated costs.

3. BACKGROUND

Adults Services ceased using Blakewater Lodge HOP as an operational building in 2015 and the property was then designated a surplus asset. In November 2016 the property was offered for sale by way of an informal tender. The condition of sale with the successful bidder was on the basis that planning approval was granted for the proposed use. The bidder was subsequently not granted planning approval for their proposals in January 2018.

4. KEY ISSUES & RISKS

Since planning approval was not granted, the Council took the decision to remove the property from the market to review and re-assess the site. It has also been identified that an electricity substation within the site provides electricity to surrounding properties in the area. It is therefore recommended that the existing buildings are demolished with the exception of the sub-station. It is expected that the demolition works will be completed by the end of December 2018. The cleared site will then be considered for redevelopment by the Council's Growth Team subject to existing Planning Policy.

Whilst the property has been vacant for some time, there is a large amount of asbestos contained within the building. The demolition works will firstly require the complete removal of all asbestos in compliance with the Control of Asbestos Regulations.

5. POLICY IMPLICATIONS

None

6. FINANCIAL IMPLICATIONS

The costs of the demolition works are to be funded from the Corporate Property Investment Fund.

Demolition Costs - £88,000

Contingencies - £15,000

Project Management & CDM Fees - £15,000

Total estimated costs = £118,000

7. LEGAL IMPLICATIONS

The demolition tender has been procured in compliance with the Council's Contract Procurement Procedure Rules, utilising the Chest procurement system. The form of contract is to be in a form approved by legal officers in the procurement team.

8. RESOURCE IMPLICATIONS

The demolition project will be managed by the Council's Building Consultancy Team.

9. EQUALITY AND HEALTH IMPLICATIONS

Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1 Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. *(insert EIA link here)*

Option 3 In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. *(insert EIA attachment)*

10. CONSULTATIONS

11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded and published if applicable.

VERSION:	1
CONTACT OFFICER:	Lee Kinder
DATE:	28 th August 2018
BACKGROUND PAPER:	

EQUALITY IMPACT ASSESSMENT CHECKLIST

This checklist is to be used when you are uncertain if your activity requires an EIA or not.

An Equality Impact Assessment (EIA) is a tool for identifying the potential impact of the organisation's policies, services and functions on its residents and staff. EIAs should be actively looking for negative or adverse impacts of policies, services and functions on any of the nine protected characteristics.

The checklist below contains a number of questions/prompts to assist officers and service managers to assess whether or not the activity proposed requires an EIA. Supporting literature and useful questions are supplied within the [EIA Guidance](#) to assist managers and team leaders to complete all EIAs.

Service area & dept.	Property – Growth & Development	Date the activity will be implemented	21/12/2018
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Brief description of activity	Blakewater Lodge HOP Demolition
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Answers favouring doing an EIA	Checklist question	Answers favouring not doing an EIA
<input type="checkbox"/> Yes	Does this activity involve any of the following: - Commissioning / decommissioning a service - Change to existing Council policy/strategy - Budget changes	<input checked="" type="checkbox"/> No Service was de-commissioned in 2015
<input type="checkbox"/> Yes	Does the activity impact negatively on any of the protected characteristics as stated within the Equality Act (2010)?	<input checked="" type="checkbox"/> No
<input type="checkbox"/> No <input type="checkbox"/> Not sure	Is there a sufficient information / intelligence with regards to service uptake and customer profiles to understand the activity's implications?	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Does this activity: Contribute towards unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act <i>(i.e. the activity creates or increases disadvantages suffered by people due to their protected characteristic)</i>	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Reduce equality of opportunity between those who share a protected characteristic and those who do not <i>(i.e. the activity fail to meet the needs of people from protected groups where these are different from the needs of other people)</i>	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> Not sure	Foster poor relations between people who share a protected characteristic and those who do not <i>(i.e. the function prevents people from protected groups to participate in public life or in other activities where their participation is disproportionately low)</i>	<input checked="" type="checkbox"/> No
FOR = 1	TOTAL	AGAINST = 6

Will you now be completing an EIA?

Yes

No

The EIA toolkit can be found [here](#)

Assessment Lead Signature	Lee Kinder
Checked by departmental E&D Lead	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No N.Master
Date	28/08/2018