



# 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.

<b>VERSION:</b>	<b>1</b>
<b>CONTACT OFFICER:</b>	<b>Lee Kinder</b>
<b>DATE:</b>	28 <sup>th</sup> August 2018
<b>BACKGROUND PAPER:</b>	