

THE GINNS DEMOLITION

EXECUTIVE MEMBER: Councillor Cath Giel, Portfolio Holder
LEAD OFFICER: Pat Graham Head of Development Operations
REPORT AUTHOR: Chris Lloyd Contracts and Property Manager

Summary and Recommendation: This report relates to demolition of the former Ginns Depot Preston Street.

Recommendation: Executive is recommended to agree to the additional estimated cost of £30,000 making revised total estimated cost £80,000, funded from usable capital receipts and that the Capital Programme for 9/10 be increased to accommodate this additional cost.

1. INTRODUCTION

- 1.1 A Report was approved by Executive at its meeting on 21 April 2009, for the demolition of the former Ginns Depot.
- 1.2 Members may recall that this decision was made having considered facts such as, the limited potential in the near future for a successful redevelopment of the site, the cost of retaining the buildings, and the condition of the buildings. This would clear away the buildings now in poor condition which are subject to trespass and vandalism, they also require continual security patrolling and replacement of protective boarding etc. The demolition would open out and clear the whole area to ground level around the existing terrace of dwellings. The overall benefit would be to improve the site visually and ready the site for development when the economic climate changes. These arguments remain valid.
- 1.3 The April report estimated the cost of demolition at approx. £50,000 subject to obtaining up to date quotations for demolition and asbestos removal, on the basis that all buildings and walls will be reduced to ground level, and that the ground will be graded to a relatively level and even surface, retaining concrete floor slabs
- 1.3 Following approval, further and more detailed consideration has been given to obtaining an alternative price for removal of concrete ground slabs, An underground fuel storage tank has also been identified below ground and may require degassing prior to removal, quotations have been

1.4 The costs are now estimated to be:

- Asbestos removal £20,000
- Demolition /Fuel tank removal £55,000
- Fencing £5,000

1.5 At £80,000 it is £30,000 more than the approximate estimate provided to the April Executive meeting. This revised sum is based on informed estimates and this increased figure will not be exceeded.

2 RECOMMENDATION

2.1 Executive is recommended to agree to the additional estimated expenditure of £30,000 (Total cost £80,000).

3 FINANCIAL AND HUMAN RESOURCES IMPLICATIONS (INCLUDING SOURCES OF FINANCE)

3.1 Funding of the additional £30,000 for the demolition would be required– it is suggested that this is funded through an increase in the Capital Programme for 2009/10

3.2 Existing staff resources would be utilised to obtain quotations and administer the work.

4 IMPACT ON CORPORATE PLAN

4.1 The development of The Ginns site is a key project within the Whitehaven Regeneration Programme which will assist in meeting the Council's Regeneration and Corporate objective for the transformation of Copeland to a prosperous future. Demolition will demonstrate the Council's commitment to preparation and moving forward.

List of Appendices: None

List of Background Documents: Project files, quotations.

List of Consultees:

Councillor Elaine Woodburn, Leader
 Councillor Cath Giel, portfolio-holder
 Head of Development Strategy
 Head of Finance and Management Information Systems
 Head of Legal and Democratic Services
 Interim Assistant Director

CHECKLIST FOR DEALING WITH KEY ISSUES

Please confirm against the issue if the key issues below have been addressed. This can be by either a short narrative or quoting the paragraph number in the report in which it has been covered.

Impact on Crime and Disorder	Reduces potential
Impact on Sustainability	Considered in report
Impact on Rural Proofing	None
Health and Safety Implications	Construction Design management to be complied with
Impact on Equality and Diversity Issues	None
Children and Young Persons Implications	Reduces potential hazards
Human Rights Act Implications	None
Monitoring Officer comments	Pending a sale the risks of any successful claims are relatively less on a cleared site
S. 151 Officer comments	Funding can be found from usable capital receipts if this scheme were approved.

Is this a Key Decision? Yes