

## 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 considers the merit in demolishing the buildings/structures at the former Ginns Depot Preston Street.  
**Recommendation:** Executive is recommended to consider and agree to the proposal of demolition at an estimated cost of £50,000 funded from usable capital receipts and that the Capital Programme for 9/10 be increased to accommodate this additional cost.

### 1. INTRODUCTION

- 1.1 This report should be read in conjunction with two other reports presented to this committee – Non National Domestic Rates Payment for Unoccupied Premises and Ginns Development Plan.
- 1.2 In view of 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 Members may wish to consider demolition of the site. This would clear away the buildings now in poor condition; they contain asbestos, are subject to trespass and vandalism, they 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.
- 1.3 The cost of demolition is estimated 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. On the grounds of sustainability re-use and crushing of suitable material from demolitions to be undertaken. The demolition would take approximately three months to complete.

## **2 RECOMMENDATION**

- 2.1 Executive is recommended to consider and agree to the proposal of demolition at an estimated cost of £50,000.
- 2.2 All adjacent owners will be advised of the Council intentions prior to demolition. Any Japanese Knot weed that may be on the site will be addressed along with the Pow Beck sites.

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

- 3.1 Funding of £50,000 for the demolition would be required – it is suggested that this is funded from the Capital programme 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