



**REPORT TO CABINET
TO BE HELD ON
17 JANUARY 2017**

NOT FOR PUBLICATION – This report contains exempt or confidential information which is contained in Appendix 2 which is excluded from this publication

Key Decision **No**

Forward Plan Ref No

Corporate Priority

**Cabinet Portfolio
Holder**

**Cllr. Helen
Mallory**

People: feel safe and secure in their communities which have low rates of crime and the fear of crime

**Cllr. Andrew
Jenkinson**

REPORT OF THE DIRECTOR (NE) – 17/11

WARDS AFFECTED: NORTH BAY

**SUBJECT: DEMOLITION OF PREMISES AT ROYAL ALBERT
DRIVE, SCARBOROUGH**

RECOMMENDATION (S):

Cabinet is recommended to:

- (i) approve the demolition of the retail and toilet facilities edged red on the attached plan (Appendix 1) to provide a clear site, subject to the relevant permissions being obtained;
- (ii) approve the appointment of contractor 'A' to carry out the demolition and site clearance for the price outlined in the private and confidential summary (Appendix 2) subject to obtaining the relevant permissions;
- (iii) establish a budget of £31,678 to be funded from the Capital Development Reserve for the contractor appointment and associated costs including obtaining relevant permissions, capping the utilities and internal project management fees. A summary breakdown is detailed within the private and confidential Appendix 2.

REASON FOR RECOMMENDATION (S):

- The site is now in a dilapidated condition and is attracting vandalism and anti-social behaviour.

- Due to the current poor condition the retail premises will not be able to be utilised in the 2017 season.
- A cleared site is more attractive to developers thus hopefully encouraging development.
- The building has become an eyesore on an otherwise picturesque part of the North Bay coastline.

HIGHLIGHTED RISKS:

- Loss of the adjoining toilet facilities as the building cannot be partly demolished.
- The actual cost exceeds the budget established.
- Bats may be identified within the building when the habitat survey is undertaken which may cause delay to the commencement of the works.

1. INTRODUCTION

- 1.1 The Council is the freehold owner of the subject building at Royal Albert Drive, Scarborough as edged red on the attached plan (Appendix 1). The premise comprises of a vacant café and shop along with male and female public conveniences.
- 1.2 The Café has been vacant since October 2014 and the shop since May 2000. The building is becoming increasingly dilapidated and unsightly and is attracting vandalism and anti-social behaviour.
- 1.3 The Council recently marketed this building and the immediate site for development, but no acceptable development was forthcoming. It is therefore the intention to market a larger site in early 2017 which Cabinet approved at its meeting on the 13 December 2016, report reference 16/269.

2. CORPORATE AIMS/PRIORITIES

- 2.1 The proposal set out in this report will support delivery of the People aims of the Corporate Plan, namely 'People feel safe and secure in their communities which have low rates of crime and the fear of crime'.

3. BACKGROUND AND ISSUES

- 3.1 As the shop and Café are vacant the Council is responsible for both the internal and external maintenance and upkeep of the premise. The Council is also responsible for the on-going business rates liability which totals £9,194.50 per annum.

- 3.2 By demolishing the building it is hoped that vandalism and anti-social behaviour will stop. It is proposed to clear and level the site with topsoil and grass seed.
- 3.3 Officers invited three quotes for the demolition and clearing of the site as required by the Council's Constitution but only one quote was forthcoming. Details of this quote are outlined in the private and confidential cost summary (Appendix 2). This quote is considered reasonable by Council Officers.
- 3.4 Demolition is dealt with under the Building Act 1984. Six weeks-notice is required to be given to the Local Authority Building Control from the submission of the application, prior to demolition commencing. This application will be submitted if Cabinet agree to the demolition.

4. CONSULTATION

- 4.1 An informal discussion has taken place with planning officers who have confirmed they would be comfortable with demolition, from a planning perspective, prior to any new development in this location.

5. ASSESSMENT

- 5.1 It is understood that it is not financially viable to demolish the building in part and keep the existing toilet facilities. This is partly due to the fact that utilities are currently supplied from the retail café which will need to be capped off when demolished.
- 5.2 By demolishing the building it will mean no public toilet facilities are provided in this location.
- 5.3 The additional costs above the contractor's quotation are for capping off the utilities, obtaining relevant permissions and internal project management fees. Details of the contractor's quotation and the additional costs are outlined in the private and confidential summary (Appendix 2).
- 5.4 If the premises are demolished the Council would no longer be liable for business rates. However, this would not result in a budget saving, but would reduce the level of overspend on the corporate Business Rates budget.
- 5.5 Prior to commencing demolition works the Council will have to satisfy itself that there are no bats within the premise. This will require a habitat survey. Whilst a survey could be undertaken now, if there is potential for bats to be within the building in a torpid state, there is a risk that the surveyor will request an emerging survey to be conducted in April to be completely satisfied.

6. IMPLICATIONS

- 6.1 **Policy**

6.1.1 The content of this report is in accordance with the Council's policy framework.

6.2 Legal

6.2.1 There are no legal implications.

6.3 Financial

6.3.1 The overall budgeted cost of the demolition and remedial works are outlined in the private and confidential summary (Appendix 2).

6.4 Crime and Disorder

6.4.1 By demolishing and clearing the site it is hoped that anti-social behaviour and vandalism will be curtailed in this location.

6.5 Environmental

6.5.1 The proposal will improve the appearance of this part of the North Bay area.

6.6 Planning

6.6.1 Permission will be required from both the Local Planning Authority and Building Control prior to demolition taking place.

6.6.2 The development of the site, once cleared will be subject to Planning permission.

6.7 Equalities and Diversity

6.7.1 The proposed demolition will mean that there are no toilet facilities in this location until such time as the site is developed.

7. ACTION PLAN

7.1 A timetable for the undertaking of works is as follows:

Obtain Cabinet approval	17 January 2017
Liaise with Utility companies	17 January 2017
Appoint chosen contractor (subject to obtaining permissions)	25 January 2017
Submit Building Control application	27 January 2017
Undertake Habitat survey (emerging)	April 2017
Start on site	April 2017
Work completed	April/May 2017

Nicholas Edwards

Nick Edwards
Director

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Background Papers:

None

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT Bryan Walker. ON 01723 232434, e-mail bryan.walker@scarborough.gov.uk