

Portfolio Holder for Growth and Regeneration

Subject: Arnold Market Demolition

Date: 25 February 2019

Author: Service Manager - Economic Growth and Regeneration

Wards Affected Ernehale

Purpose

To seek approval to demolish the buildings at Arnold Market including former kiosk lock ups and first floor flat (see plan attached at Appendix 1) and delegated authority to the Chief Executive to secure any necessary consents and approvals for the demolition. This will be the next stage in the improvements made to the market and will tie in with the installation of replacement stalls which are already under contract.

Key Decision

This is not a key decision.

Recommendation(s)

THAT the Portfolio Holder for Growth and Regeneration:

- 1) Approves the demolition of the buildings at the Arnold Market site;
- 2) Delegates authority to the Chief Executive to secure any necessary consents and approvals for the demolition.

1 Background

- 1.1 Following the Council's acquisition of the Arnold Market site in July 2018, Cabinet approval was obtained in April 2018 to secure the temporary improvement of the market whilst a wider regeneration scheme was being considered.
- 1.2 Construction hoardings have been erected around the former lock up kiosks and flat. These buildings are in a poor state of repair and detract from the appearance of the area. Whilst redevelopment proposals are being progressed, it is proposed to demolish these buildings to provide an immediate improvement to the appearance of the area, reduce potential for

antisocial behaviour associated with vacant buildings and to prepare the site for redevelopment.

The Service Manager for Economic Growth and Regeneration will appoint specialist contractors to undertake the demolition following disconnection of services from any of the buildings.

The works will include removal of any materials, demolition of the buildings, removal of rubble and levelling the site. The cost of the work is anticipated to be £30k

2 Proposal

- 2.1 In view of the prominence of Arnold Market from Arnold Road, Officers are proposing to demolish the wider site. This will be then reduce the negative appearance of the site and will assist with the short term maintenance and management of the wider site.
- 2.2 It is proposed that the buildings, shown on plan A, be demolished and that contractors be directly appointed directly from the Efficiency East Midlands Procurement Partnership framework. Use of the framework is in accordance with the Council's procurement procedures.
- 2.3 Officers are therefore seeking approval to demolish the buildings at Arnold Market including former kiosk lock ups and first floor flat (see plan attached at Appendix 1) and delegated authority to the Chief Executive to secure any necessary consents and approvals for the demolition.

3 Alternative Options

- 3.1 Not to demolish the buildings. This option has been rejected due to the detrimental visual impact on the surrounding area and risk of antisocial behaviour.

Whilst the buildings could be retained and demolished at a later date as part of wider redevelopment proposals, this would not make an immediate improvement to the area, and could create further maintenance and management issues in the interim period. Demolishing in the buildings at this stage will enable the site to be prepared for redevelopment.

4 Financial Implications

- 4.1 The costs of the demolition (estimated to be £30k) will be contained within the current Arnold Market/Strategic Intervention capital scheme.
- 4.2 The demolition of the site would have been a separate contract to the redevelopment of the site in any case and so undertaking the work now will

not be any additional expense to the overall project.

5 Appendices

Plan A – Buildings to be demolished.

6 Background Papers

None

7 Reasons for Recommendations

- 7.1 To progress the physical regeneration of Arnold Market swiftly in advance of the wider regeneration scheme being delivered. This will ensure that the visual appearance of the site is improved in the short term.