

Portfolio Holder for Growth and Regeneration

Subject: Station Road Demolition

Date: 6th March 2019

Author: Service Manager - Economic Growth and Regeneration

Wards Affected Carlton

Purpose

To seek approval to demolish the buildings at 2 Station Road, Carlton including the former barbers shop (see plan attached in Appendix A) and request delegated authority to the Chief Executive to secure any necessary consents and approvals for the demolition. This will facilitate the re-development of the site.

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 2 Station Road, Carlton, Nottingham, NG4 3AT;
- 2) Delegates authority to the Chief Executive to secure any necessary consents and approvals for the demolition.

1 Background

- 1.1 The site comprises of three buildings, which are dated from 1885 – 1900, and a large yard to the rear.
- 1.2 The site has previously been a Council depot (c.1950s-1970s), predominantly for storage of vehicles and ground oil tanks for both diesel and heating oil. From the 1970s, the buildings were used by the Netherfield Gardeners Association and by the Carlton Brass band
- 1.3 The Council has recently ensured that the buildings have been vacated and some initial feasibility work has been completed to understand the level of contamination (Peak Environmental Solutions have undertaken a Phase 2

site investigation).

- 1.4 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.
- 1.5 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 £34k.

2 Proposal

- 2.1 In view of the prominence of the derelict yard and buildings on Station Road, and the wider regeneration works which are being progressed at Carlton Square, Officers are proposing to demolish the buildings on the site. This will then reduce the negative appearance of the site and will assist with the short term maintenance and management of the wider site, and will sit well with the redevelopment of Carlton Square.
- 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 Station Road (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.
- 3.2 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 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 at £34k) can be accommodated within the Economic Development Reserve, the use of which has been approved by the Chief Executive and Chief Financial Officer in accordance with Financial Regulations.

- 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 support the wider regeneration at Carlton Square, and to quickly demolish three dilapidated buildings on Station Road, hence improving the areas appearance and reducing the Council's ongoing liabilities for the area. This will ensure that the visual appearance of the site is improved in the short term.

Appendix A: Site Plan

