

## Summary Sheet

### Council Report

Cabinet and Commissioner Decision Making Meeting – 26 June 2017

**Title:** Demolition of Charnwood House, Swinton and Inclusion in the Capital Programme

### Is this a Key Decision and has it been included on the Forward Plan?

No, but it has been included on the Forward Plan

### Strategic Director Approving Submission of the Report

Damien Wilson – Strategic Director Regeneration and Environment

### Report Author(s)

Paul Smith – Head of Asset Management

Stuart Carr – Facilities Manager, Asset Management

### Ward(s) Affected

Swinton

### Summary

Charnwood House, Swinton is a former adult residential unit and day care centre which has been declared surplus to requirements by the Learning and Disability Service in Adult Care.

The property is now vacant, in a poor condition and provisionally included in the regeneration proposals currently being progressed for Swinton. In addition to this, the vacated property is attracting anti-social behavior and acts of vandalism.

A range of options have been considered including re-use by another Directorate in the Council, letting or sale to a third party and demolition for consideration as part of the wider regeneration proposals.

### Recommendations

That the demolition of Charnwood House at Swinton be approved.

### List of Appendices Included

Appendix A - site plan

### Background Papers

None

**Consideration by any other Council Committee, Scrutiny or Advisory Panel**

Asset Management Board – 18 April 2017

Overview and Scrutiny Management Board – 21 June 2017

**Council Approval Required**

No

**Exempt from the Press and Public**

No

**Title:** Demolition of Charnwood House, Swinton and Inclusion in the Capital Programme.

## **1. Recommendation**

- 1.1 That the demolition of Charnwood House at Swinton be approved.

## **2. Background**

- 2.1 Charnwood House is a former care home and was latterly a day care centre for Adults with Learning Difficulties. The Learning and Disability service has recently been the subject of a transformational review the results of which are scheduled to go to the same Cabinet and Commissioners Decision Making Meeting as this report. That paper references the closure of Charnwood House as part of the proposals.
- 2.2 Charnwood House closed as a residential home in 2009 when both Davies Court and Lord Hardy Court were opened. Since that time the building has been used as a day centre. It also accommodated Headway, a third party organisation that provides support for people with head injuries.
- 2.3 The Learning and Disability service ceased carrying out day care services from the building in December 2016 and Headway have now found alternative accommodation at Victoria Park Hall at Rawmarsh. The building is therefore entirely vacant and anti-social behaviour and vandalism issues are being experienced.
- 2.4 Local Members have raised concerns about the safety and security of Charnwood House and the effects of the issues on local residents. This has been raised with the Safer Neighbourhoods Team and the Police and in the short term, ICS security have been contracted to provide 24/7 security at the site to alleviate concerns.
- 2.5 The property has been confirmed as surplus to requirements by Adult Care.
- 2.6 The property is in a poor condition and would require expenditure estimated to be in excess of £500,000 to make them lettable.
- 2.7 In addition to this, the site has been provisionally earmarked as part of the regeneration of Swinton Town Centre. Though the redevelopment proposals have not yet been finalised they are well underway and it is considered that the inclusion of the site of Charnwood House is integral to the overall success of the scheme.

## **3. Key Issues**

- 3.1 The property is no longer required by Adult Care is not required for use by any other Directorate in the Council.

- 3.2 The property is in a poor condition and would require significant works to bring them up to a lettable standard, precluding letting to a third party. The works required are estimated to cost in excess of £500,000.
- 3.3 The site forms part of the proposed redevelopment of Swinton Town Centre. Any proposed sale to a third party would adversely affect the overall regeneration proposal.
- 3.4 The vacant property is suffering vandalism and incidents of anti-social behaviour, resulting in concerns being expressed by local Members on behalf of residents and additional costs being incurred in securing the site.

#### **4. Options considered and recommended proposal**

- 4.1 The following options have been considered in respect of the future of the site:
  - 4.2.1 The use of the property by another Directorate of the Council has been considered, however it has been confirmed that no other service area has a requirement to use the space.
  - 4.2.2 The property could be let to a third party though the significant cost of the works required to bring the property up to a lettable standard would prove prohibitive. Any such letting would also prevent the inclusion of the site in the regeneration proposals for Swinton Town Centre.
  - 4.2.3 The sale of the property to generate a capital receipt has been explored though this would adversely affect the overall outcome of the regeneration proposals for Swinton Town Centre.
- 4.2 The demolition of the property will enable the site to be included in the regeneration proposals for Swinton and will also alleviate the anti-social issues currently being experienced.
- 4.3 Following the review of options available it is recommended that the demolition of the property be approved.

#### **5. Consultation**

- 5.1 The three elected Members for Swinton Ward have been consulted and all support the recommendation to demolish the property. Adult Care has confirmed that the property is surplus to requirements and no other Directorate requires the building.

## **6. Timetable and Accountability for Implementing this Decision**

- 6.1 A full intrusive asbestos survey is being undertaken following which a firm cost estimate will be prepared to enable the demolition to be tendered in accordance with the Financial Regulations.
- 6.2 If approval to demolish is granted, it is anticipated that the demolition could commence within four weeks of the decision being made.
- 6.3 Completion of the demolition would be anticipated to be achieved within 16 to 20 weeks of start on site.

## **7. Financial and Procurement Implications**

- 7.1 The demolition works would be tendered in accordance with Contract Standing Orders and Financial Regulations.
- 7.2 The current estimated demolition costs of Charnwood House are £200,000. However, this is subject to the outcome of an asbestos survey and the tendering exercise.
- 7.3 The potential capital value of the cleared site is in the region of £400,000 which, less the cost of demolition, would produce a net capital value of approximately £200,000. If demolition is approved, the scheme and its financing from the associated capital receipts would be added to the current capital programme in accordance with Financial Procedure Rule 6.17, which provides for additional capital programme items to be added during the year subject to specific additional (new) funding being identified.
- 7.4 The current holding costs associated with the site are £1,000 per week. This is presently being funded through the land & property bank revenue budget. If start on site is achieved within four weeks of the decision being made (from security being commissioned to start on site) then the potential final costs of this will amount to approximately £17,000.

## **8. Legal Implications**

- 8.1 There is a high risk of further arson attacks and in view of the unstable condition of the buildings the Council has an obligation under the Occupiers' Liability Acts to ensure that the site is safe.

## **9. Human Resources Implications**

- 9.1 There are no Human Resources issues relevant to this report.

## **10. Implications for Children and Young People and Vulnerable Adults**

10.1 There are no implications.

## **11 Equalities and Human Rights Implications**

11.1 There are no Equalities and Human Rights implications relevant to this report.

## **12. Implications for Partners and Other Directorates**

12.1 The Council are liaising closely with the NHS with regard to the future disposal or re-development of the whole of the Swinton campus.

## **13. Risks and Mitigation**

13.1 Due to incidences of anti-social behaviour and vandalism at the site, a security guard has been employed in the short term to protect the site and to reduce the ongoing risk of further damage, risk to the public and the reputation of the Council.

13.2 The demolition costs have been estimated and are subject to a full asbestos survey and the outcome of the tender exercise in accordance with financial regulations.

## **14. Accountable Officer(s)**

Stuart Carr – Facilities Manager  
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Damien Wilson – Strategic Director Regeneration & Environment.  
Paul Woodcock – Assistant Director - Planning, Regeneration & Transport  
Paul Smith - Head of Asset Management  
Stuart Carr – Facilities Manager, Asset Management Service

## **15. Approvals**

Finance – Pete Bratley  
Legal Services – Ian Gledhill