

TITLE OF REPORT: **Proposed Surplus Declaration of Various Council Properties**

REPORT OF: **Kevin Scarlett, Interim Strategic Director Housing,
Environment and Healthy Communities**

Purpose of the Report

1. To seek approval to (i) the properties listed below being declared surplus to the Council's requirements and (ii) the future proposal for the properties after being declared surplus.
 - Garden House Recreation Park Depot (also known as Crawcrook Depot), Main Street, Crawcrook, Ryton, NE40 4NB
 - Derwent Park Pavilion (Wooden), Burnopfield Road, Rowlands Gill, NE39 1LG
 - Cotgarth Park Pavilion and Public Convenience, The Cotgarth, Felling, NE10 9UT
 - Caedmon Community Primary School Caretakers House, Whitehall Road, Saltwell, NE8 4LH
 - Beggarswood Changing Room, Rowanwood Gardens, Lobley Hill, NE11 0DP
 - Windy Nook Primary School Caretakers House, Albion Street, Windy Nook, NE10 9BD
 - Albion Street Changing Rooms, Albion Street, Windy Nook, NE10 9SJ

Background

2. The properties, which are shown edged black on the plans provided, are no longer required by the Council for service delivery for the reasons specified in the Appendices to this report.
3. The Council have considered alternative options for the properties but, for the reasons outlined in the Appendices, demolition has been identified as the preferred option.
4. It is proposed that the Council demolish the properties which will reduce the risk of anti-social behaviour and the holding costs to the Council by demolishing buildings which have been vacant for some time.

Proposal

5. It is proposed that the properties be declared surplus to the Council's requirements, be demolished and the land dealt with in accordance with the proposals set out in the attached Appendices (1-7), as this is believed to be in the best interest of the public and the Council.

Recommendations

6. Cabinet is asked to approve the recommendations set out in Appendices 1-13 of this report.

For the following reasons: -

- (i) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.
- (ii) To mitigate any risk of potential future acts of vandalism or arson in relation to empty Council property.
- (iii) To reduce cost of repair, security, insurance, rates and services associated with empty Council property.

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APPENDIX 1: Garden House Recreation Park Depot (also known as Crawcrook Depot), Main Street, Crawcrook, Ryton, NE40 4NB

Policy Context

1. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. It helps to deliver the Council's Gateshead Health and Wellbeing Strategy, in particular the policy objective to create and develop healthy and sustainable places.
2. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of Council assets to reduce costs.

Background

3. Our Villages Crawcrook and Greenside CIO assist the Council with the general maintenance of Garden House Recreation Park. To facilitate this maintenance arrangement, Our Villages Crawcrook and Greenside CIO have temporarily used the Depot building in Garden House Recreation Park for storage.
4. The Depot building is heavily dilapidated and Our Villages Crawcrook and Greenside CIO are seeking planning permission for alternative accommodation in the form of a metal storage shed on the bowling green site (planning application reference number PP-12725921). The shed will be erected on a hard surface base within the boundary of the Garden House Recreation Park Bowling Green.
5. Due to the location of the Depot building and the dilapidated nature of the property, there is no market for a disposal or reuse of the asset. Demolition of the property will improve the appearance of the park, whilst also reducing the cost to the Council associated with management and maintenance of vacant buildings.
6. The cost of demolition, including fencing which matches the existing fencing on site, is estimated at £19,259.
7. There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.
8. Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, as part of the Recreation Park site.

Proposal

9. It is proposed that, subject to the relocation of Our Villages Crawcrook and Greenside CIO community group to the proposed metal storage shed on the bowling green site and the associated Planning approvals, the property, shown edged black on the attached plan, be declared surplus to the Council's requirements and demolished.

Recommendations

10. It is recommended that subject to the relocation of the Community Group to the proposed alternative site and the associated Planning approvals, Cabinet: -
- (i) Declare the property surplus to the Council's requirements so that the property can be demolished, then the remaining land will become part of the Garden House Recreation Ground, which is managed by the Council in partnership with Our Villages Crawcrook and Greenside CIO community group.

Consultation

11. In preparing this report consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Crawcrook and Greenside.

Alternative Options

12. The option of retaining the property has been discounted due to the location and condition of the property. There are currently no alternative viable options for the use of the building.

Implications of Recommended Option

13. Resources:

- a) **Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition is estimated at £19,259. As these demolitions have not been appropriate for capital expenditure, the costs of these demolitions will be funded through Budget Flexibility and provision has been made for the 24/25 financial year.

There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.

Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, as part of the Recreation Park site.

- b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.

- c) **Property Implications** - The demolition of this property will result in a reduction in the Council's operational property portfolio and reduce operational costs.

14. **Risk Management Implication** – There are no risk management implications arising from this recommendation.

15. **Equality and Diversity** - There are no implications arising from this recommendation.

16. **Crime and Disorder Implications** - The demolition of this property will reduce opportunities for crime and disorder, especially vandalism and theft.
17. **Health Implications** – There are no implications arising from this recommendation.
18. **Sustainability Implications** - The demolition of this property will reduce the level of the Council's operational maintenance, which will subsequently result in a reduction in the Council's carbon footprint.
19. **Human Rights Implications** - There are no implications arising from this recommendation.
20. **Ward Implications** – Crawcrook and Greenside.
21. **Background Information** – None.

APPENDIX 2: Derwent Park Pavilion (Wooden), Burnopfield Road, Rowlands Gill, NE39 1LG

Policy Context

22. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. It helps to deliver the Council's Gateshead Health and Wellbeing Strategy, in particular the policy objective to create and develop healthy and sustainable places.
23. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of Council assets to reduce costs.

Background

24. At its meeting on 19th September 2017 Cabinet approved the rationalisation of the Council maintained stock from 27 to 14 bowling greens as recommended within the Playing Pitch Strategy (Minute No. C62).
25. As part of the above approach, a community group have registered an interest in taking on Derwent Park Bowling Green and steel Pavilion and are currently preparing a business case which gives details of the proposed use of the site.
26. The wooden Pavilion, which is included in the site boundary, is heavily dilapidated and unsafe to occupy. Due to the location of the building and the dilapidated condition of the property, there is no market for a disposal or reuse of the asset. Demolition of the property will improve the appearance of the bowling green, whilst also creating a more appealing site for the proposed Community Asset Transfer and reducing costs to the Council associated with management and maintenance of vacant buildings.
27. The cost of demolition, including demolition of the concrete slab, is estimated at £7,252.
28. There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.
29. Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, until the proposed Community Asset Transfer has completed.

Proposal

30. It is proposed that the property, shown edged black on the attached plan, be declared surplus to the Council's requirements and demolished.

Recommendations

31. It is recommended that Cabinet: -

- (i) Declare the property surplus to the Council's requirements so that the property can be demolished and the remaining land can become part of the bowling green area.

Consultation

- 32. In preparing this report consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Chopwell and Rowlands Gill.

Alternative Options

- 33. The option of retaining the property has been discounted due to the location of the building, within the bowling green boundary and the significant investment which would be required from the Council to repair or replace the building. There are currently no alternative viable options for the use of the building.

Implications of Recommended Option

34. Resources:

- a) **Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition is estimated at £7,252. As these demolitions have not been appropriate for capital expenditure, the costs of these demolitions will be funded through Budget Flexibility and provision has been made for the 24/25 financial year.

There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.

Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, until the proposed Community Asset Transfer has completed.

- b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.

- c) **Property Implications** - The demolition of this property will result in a reduction in the Council's operational property portfolio and reduce operational costs.

- 35. **Risk Management Implication** – There are no risk management implications arising from this recommendation.

- 36. **Equality and Diversity** - There are no implications arising from this recommendation.

- 37. **Crime and Disorder Implications** - The demolition of this property will reduce opportunities for crime and disorder, especially vandalism and theft.

- 38. **Health Implications** – There are no implications arising from this recommendation.

39. **Sustainability Implications** - The demolition of this property will reduce the level of the Council's operational maintenance, which will subsequently result in a reduction in the Council's carbon footprint.
40. **Human Rights Implications** - There are no implications arising from this recommendation.
41. **Ward Implications** – Chopwell and Rowlands Gill.
42. **Background Information** – Minute No. C62(2017)

APPENDIX 3: Cotgarth Park Pavilion and Public Convenience, The Cotgarth, Felling, NE10 9UT

Policy Context

43. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. It helps to deliver the Council's Gateshead Health and Wellbeing Strategy, in particular the policy objective to create and develop healthy and sustainable places.
44. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of Council assets to reduce costs.

Background

45. At its meeting on 19th September 2017 Cabinet approved the rationalisation of the Council maintained stock from 27 to 14 bowling greens as recommended within the Playing Pitch Strategy (Minute No. C62).
46. As part of the above approach, Cotgarth Pavilion and Public Convenience were closed to the public. The properties remain vacant and, due to the location of the buildings and the dilapidated nature of the properties, there is no market for a disposal or reuse of the asset.
47. Demolition of the properties will improve the appearance of the site, whilst also creating a more appealing site for the local community and reducing the risk of antisocial behaviour, as well as the costs to the Council associated with management and maintenance of vacant buildings.
48. The site is overlooked by houses and so consultation with the local community will be carried out, following demolition, to determine the preferred final use on the site. Consultation responses will influence the final appearance and use of the site.
49. The cost of demolition of the properties, is estimated at £23,846.
50. There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.
51. Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, until a time when a decision is made, with input from the local community, on the final use of the site. At this point the management and maintenance responsibilities will be revisited accordingly.

Proposal

52. It is proposed that the property, shown edged black on the attached plan, be declared surplus to the Council's requirements and demolished.

Recommendations

53. It is recommended that Cabinet: -

- (i) Declare the property surplus to the Council's requirements so that the property can be demolished and the remaining land will be grassed open space, managed by Environment & Fleet Management until an agreement has been reached with the local community as to its future use, at which point responsibility will be reviewed accordingly.

Consultation

54. In preparing this report consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Felling.

Alternative Options

55. The option of retaining the properties has been discounted due to the location of the buildings and the significant investment which would be required from the Council to bring them back into use. There are currently no alternative viable options for the use of the buildings and the buildings are not required by the service.

Implications of Recommended Option

56. **Resources:**

- a) **Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition is estimated at £23,846. As these demolitions have not been appropriate for capital expenditure, the costs of these demolitions will be funded through Budget Flexibility and provision has been made for the 24/25 financial year.

There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.

Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, until a time when a decision is made, with input from the local community, on the future use of the site.

- b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.

- c) **Property Implications** - The demolition of this property will result in a reduction in the Council's operational property portfolio and reduce operational costs.

57. **Risk Management Implication** – There are no risk management implications arising from this recommendation.

58. **Equality and Diversity** - There are no implications arising from this recommendation.

59. **Crime and Disorder Implications** - The demolition of this property will reduce opportunities for crime and disorder, especially vandalism and theft.

60. **Health Implications** – There are no implications arising from this recommendation.
61. **Sustainability Implications** - The demolition of this property will reduce the level of the Council's operational maintenance, which will subsequently result in a reduction in the Council's carbon footprint.
62. **Human Rights Implications** - There are no implications arising from this recommendation.
63. **Ward Implications** – Felling.
64. **Background Information** – Minute No. C62(2017)

APPENDIX 4: Caedmon Community Primary School Caretakers House, Whitehall Road, Saltwell, NE8 4ER

Policy Context

65. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. It helps to deliver the Council's Gateshead Health and Wellbeing Strategy, in particular the policy objective to create and develop healthy and sustainable places.
66. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of Council assets to reduce costs.

Background

67. Caedmon Community Primary School Caretakers House is vacant and, due to the location of the building and the dilapidated nature of the property, there is no market for a disposal or reuse of the asset. The site is adjacent to the Caedmon Community Primary School site, concerns regarding safeguarding and highway access were key when reviewing options for the property.
68. Demolition of the property will improve the appearance of the site, creating an additional area of open space which the school will utilise, whilst reducing the risk of vandalism and the cost to the Council associated with management and maintenance of vacant buildings.
69. The cost of demolition of the property, is estimated at £34,003.
70. There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are currently covered by Property, Assets and Traded Services.
71. Once demolition has been completed, the school will be responsible for maintaining and managing the site, as part of the wider school site.

Proposal

72. It is proposed that the property, shown edged black on the attached plan, be declared surplus to the Council's requirements and demolished.

Recommendations

73. It is recommended that Cabinet: -
 - (i) Declare the property surplus to the Council's requirements so that the property can be demolished, and the remaining land will become part of the operational school site, as agreed with the School Business Manager.

Consultation

74. In preparing this report consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Saltwell.

Alternative Options

75. The option of retaining the property has been discounted as the building is not required by the school, is vacant, heavily dilapidated and significant investment from the Council would be required to bring it back into use. The location of the property would also not favour disposal due to highway and safeguarding issues. There are currently no alternative viable options for the use of the building.

Implications of Recommended Option

76. Resources:

- a) **Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition is estimated at £34,003. As these demolitions have not been appropriate for capital expenditure, the costs of these demolitions will be funded through Budget Flexibility and provision has been made for the 24/25 financial year.

There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are currently covered by Facilities and Traded Services.

Once demolition has been completed, the school will be responsible for maintaining and managing the site, as part of the wider school site.

- a) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.

- b) **Property Implications** - The demolition of this property will result in a reduction in the Council's operational property portfolio and reduce operational costs.

77. **Risk Management Implication** – There are no risk management implications arising from this recommendation.

78. **Equality and Diversity** - There are no implications arising from this recommendation.

79. **Crime and Disorder Implications** - The demolition of this property will reduce opportunities for crime and disorder, especially vandalism and theft.

80. **Health Implications** – There are no implications arising from this recommendation.

81. **Sustainability Implications** - The demolition of this property will reduce the level of the Council's operational maintenance, which will subsequently result in a reduction in the Council's carbon footprint.

82. **Human Rights Implications** - There are no implications arising from this recommendation.
83. **Ward Implications** – Saltwell.
84. **Background Information** – Not applicable.

APPENDIX 5: Beggarswood Changing Room, Rowanwood Gardens, Lobley Hill, NE11 0DP

Policy Context

85. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. It helps to deliver the Council's Gateshead Health and Wellbeing Strategy, in particular the policy objective to create and develop healthy and sustainable places.
86. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of Council assets to reduce costs.

Background

87. Beggarswood Changing Room is vacant and, due to the location of the building, the dilapidated nature of the property and the access road to the site not being adopted, there is no market for a disposal or reuse of the asset.
88. The site is adjacent to the Rutherford Football Club ("the Club") property and playing fields and was formerly occupied by the Club. However, the Club vacated the site, the service declared the building surplus to service requirements and there has been no other viable interest in the site.
89. Demolition of the property will improve the appearance of the site, whilst also reducing costs to the Council associated with management and maintenance of vacant buildings.
90. The cost of demolition of the property, is estimated at £27,706.
91. There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.
92. Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, as part of the wider site.

Proposal

93. It is proposed that the property, shown edged black on the attached plan, be declared surplus to the Council's requirements and demolished.

Recommendations

94. It is recommended that Cabinet: -
 - (i) Declare the property surplus to the Council's requirements so that the property can be demolished and the remaining land will become part of the surrounding open space, which is maintained by Environment & Fleet Management as part of the wider Beggardswood Park Site.

Consultation

95. In preparing this report consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Lobley Hill and Bensham and Lamesley.

Alternative Options

96. The option of retaining the property has been discounted as the building is not required by the adjacent football club. Also, it has been vacant for a number of years therefore, significant investment from the Council would be required to bring it back into use. There are currently no alternative viable options for the use of the building.

Implications of Recommended Option

97. Resources:

- a) **Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition is estimated at £27,706. As these demolitions have not been appropriate for capital expenditure, the costs of these demolitions will be funded through Budget Flexibility and provision has been made for the 24/25 financial year.

There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.

Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, as part of the wider site.

- b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.

- c) **Property Implications** - The demolition of this property will result in a reduction in the Council's operational property portfolio and reduce operational costs.

98. **Risk Management Implication** – There are no risk management implications arising from this recommendation.

99. **Equality and Diversity** - There are no implications arising from this recommendation.

100. **Crime and Disorder Implications** - The demolition of this property will reduce opportunities for crime and disorder, especially vandalism and theft.

101. **Health Implications** – There are no implications arising from this recommendation.

102. **Sustainability Implications** - The demolition of this property will reduce the level of the Council's operational maintenance, which will subsequently result in a reduction in the Council's carbon footprint.

103. **Human Rights Implications** - There are no implications arising from this recommendation.

104. Ward Implications – Lobley Hill and Bensham and Lamesley.

105. Background Information – Not applicable.

APPENDIX 6: Windy Nook Primary School Caretakers House, Albion Street, Windy Nook, NE10 9BD

Policy Context

106. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. It helps to deliver the Council's Gateshead Health and Wellbeing Strategy, in particular the policy objective to create and develop healthy and sustainable places.
107. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of Council assets to reduce costs.

Background

108. Windy Nook Primary School Caretakers House is vacant and, due to the location of the building and the dilapidated nature of the property, there is no market for disposal or reuse of the asset. The site is adjacent to the Windy Nook Primary School site, factors such as safeguarding and highway access were key concerns when reviewing potential options for the property.
109. Demolition of the property will improve the appearance of the site, whilst creating an additional area of open space which the school can utilise. Demolition will also reduce the risk of antisocial behaviour and the cost to the Council associated with management and maintenance of vacant buildings.
110. The cost of demolition of the property, is estimated at £40,248.91.
111. There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are currently covered by Property, Assets and Traded Services.

Proposal

112. It is proposed that the property, shown edged black on the attached plan, be declared surplus to the Council's requirements and demolished.

Recommendations

113. It is recommended that Cabinet: -
 - (i) Declare the property surplus to the Council's requirements so that the property can be demolished and the remaining land can become part of the operational school site.

Consultation

114. In preparing this report consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Windy Nook and Whitehills.

Alternative Options

- 115.** The option of retaining the property has been discounted as the building is not required by the school. The property is vacant, dilapidated and requires significant investment to bring the property to a habitable standard.
- 116.** In addition, due to the positioning of the property and the school drop off point, access to the dwelling being shared with the school and the school having raised concerns that their access may be restricted when the access road is used for deliveries, highway restrictions prevent the Council from bringing the property back into use as a residential dwelling. Therefore, there are currently no alternative viable options for the use of the building.

Implications of Recommended Option

117. Resources:

- a) Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition is estimated at £40,248.91. As these demolitions have not been appropriate for capital expenditure, the costs of these demolitions will be funded through Budget Flexibility and provision has been made for the 24/25 financial year.

There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are currently covered by Facilities and Traded Services.

Once demolition has been completed, the school will be responsible for maintaining and managing the site, as part of the wider school site.

- a) Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.

- b) Property Implications** - The demolition of this property will result in a reduction in the Council's operational property portfolio and reduce operational costs.

- 118. Risk Management Implication** – There are no risk management implications arising from this recommendation.
- 119. Equality and Diversity** - There are no implications arising from this recommendation.
- 120. Crime and Disorder Implications** - The demolition of this property will reduce opportunities for crime and disorder, especially vandalism and theft.
- 121. Health Implications** – There are no implications arising from this recommendation.
- 122. Sustainability Implications** - The demolition of this property will reduce the level of the Council's operational maintenance, which will subsequently result in a reduction in the Council's carbon footprint.

123. **Human Rights Implications** - There are no implications arising from this recommendation.
124. **Ward Implications** – Windy Nook and Whitehills.
125. **Background Information** – Not applicable.

APPENDIX 7: Albion Street Changing Rooms, Albion Street, Windy Nook, NE10 9SJ

Policy Context

- 126.** The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. It helps to deliver the Council's Gateshead Health and Wellbeing Strategy, in particular the policy objective to create and develop healthy and sustainable places.
- 127.** The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of Council assets to reduce costs.

Background

- 128.** At its meeting on 19th September 2017 Cabinet approved the rationalisation of the Council maintained stock as recommended within the Playing Pitch Strategy (Minute No. C62).
- 129.** Albion Street Changing Rooms is vacant and, due to the size and location of the building, opposite Windy Nook Primary School, concerns surrounding safeguarding and highway access were key when reviewing options for the property. It has been concluded that there is no market for a disposal or reuse of the asset.
- 130.** Demolition of the property will improve the appearance of the site, whilst also creating an additional area of open space and reducing costs to the council associated with management and maintenance of vacant buildings.
- 131.** The cost of demolition of the property, is estimated at £18,093.59.
- 132.** There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.
- 133.** Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, as part of the wider open space site.

Proposal

- 134.** It is proposed that the property, shown edged black on the attached plan, be declared surplus to the Council's requirements and demolished.

Recommendations

- 135.** It is recommended that Cabinet: -
 - (i) Declare the property surplus to the Council's requirements so that the property can be demolished, the remaining land to be incorporated into the adjacent open space and managed by the Environment & Fleet Management as part of the wider open space site.

Consultation

136. In preparing this report consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Windy Nook and Whitehills.

Alternative Options

137. The option of retaining the property has been discounted as the building is not required by the Service. It is vacant and dilapidated and significant investment from the Council would be required to bring it back into use. There are currently no alternative viable options for the use of the building.

Implications of Recommended Option

138. Resources:

- a) **Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition is estimated at £18,093.59. As these demolitions have not been appropriate for capital expenditure, the costs of these demolitions will be funded through Budget Flexibility and provision has been made for the 24/25 financial year.

There is currently no revenue budget provision for this building as it has been closed for a number of years. Any holding costs incurred are covered by the overall Environment and Fleet management budget.

Once demolition has been completed, Environment & Fleet Management will be responsible for maintaining and managing the site, as part of the wider open space.

- b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.

- c) **Property Implications** - The demolition of this property will result in a reduction in the Council's operational property portfolio and reduce operational costs.

139. **Risk Management Implication** – There are no risk management implications arising from this recommendation.

140. **Equality and Diversity** - There are no implications arising from this recommendation.

141. **Crime and Disorder Implications** - The demolition of this property will reduce opportunities for crime and disorder, especially vandalism and theft.

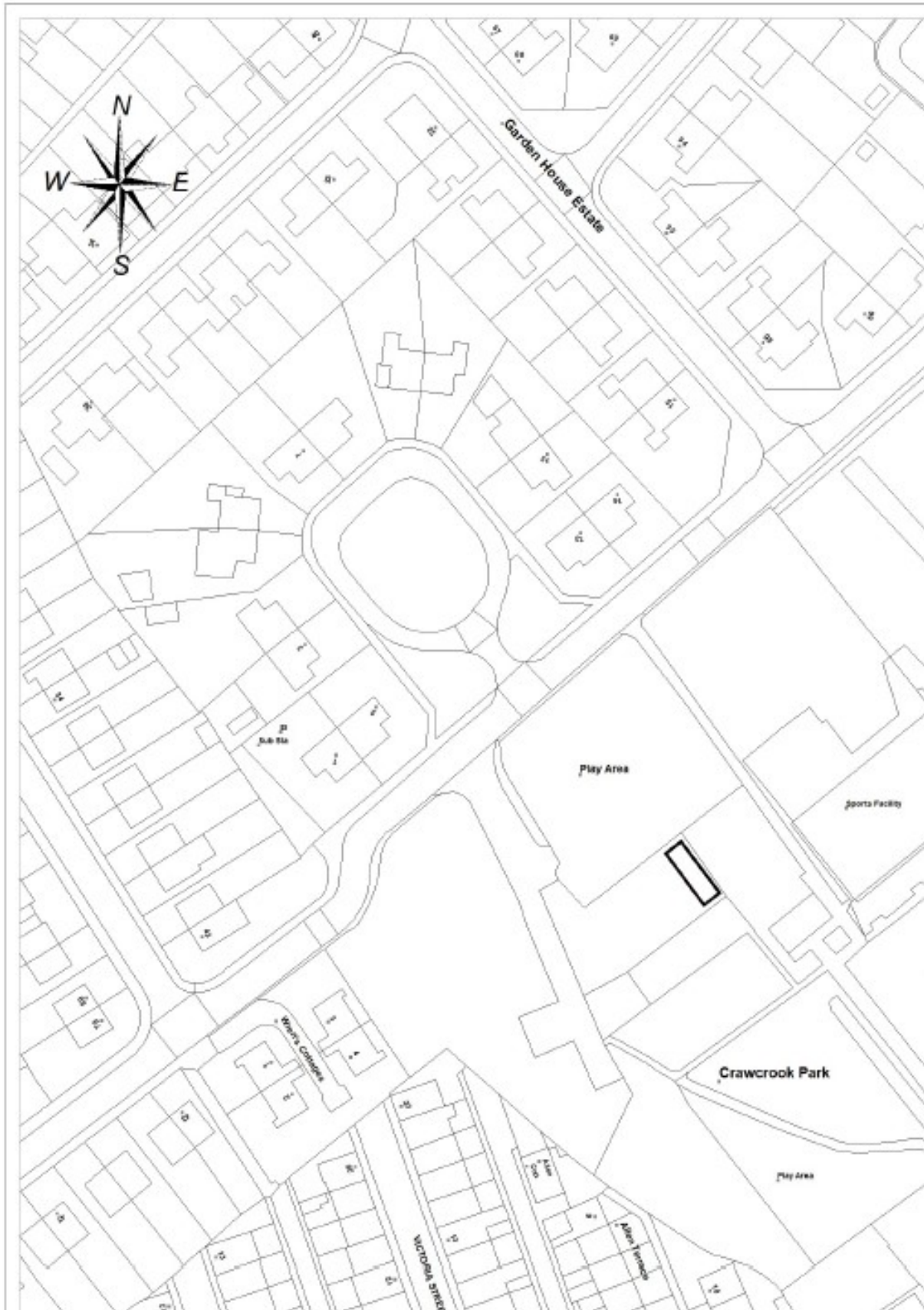
142. **Health Implications** – There are no implications arising from this recommendation.

143. **Sustainability Implications** - The demolition of this property will reduce the level of the Council's operational maintenance, which will subsequently result in a reduction in the Council's carbon footprint.

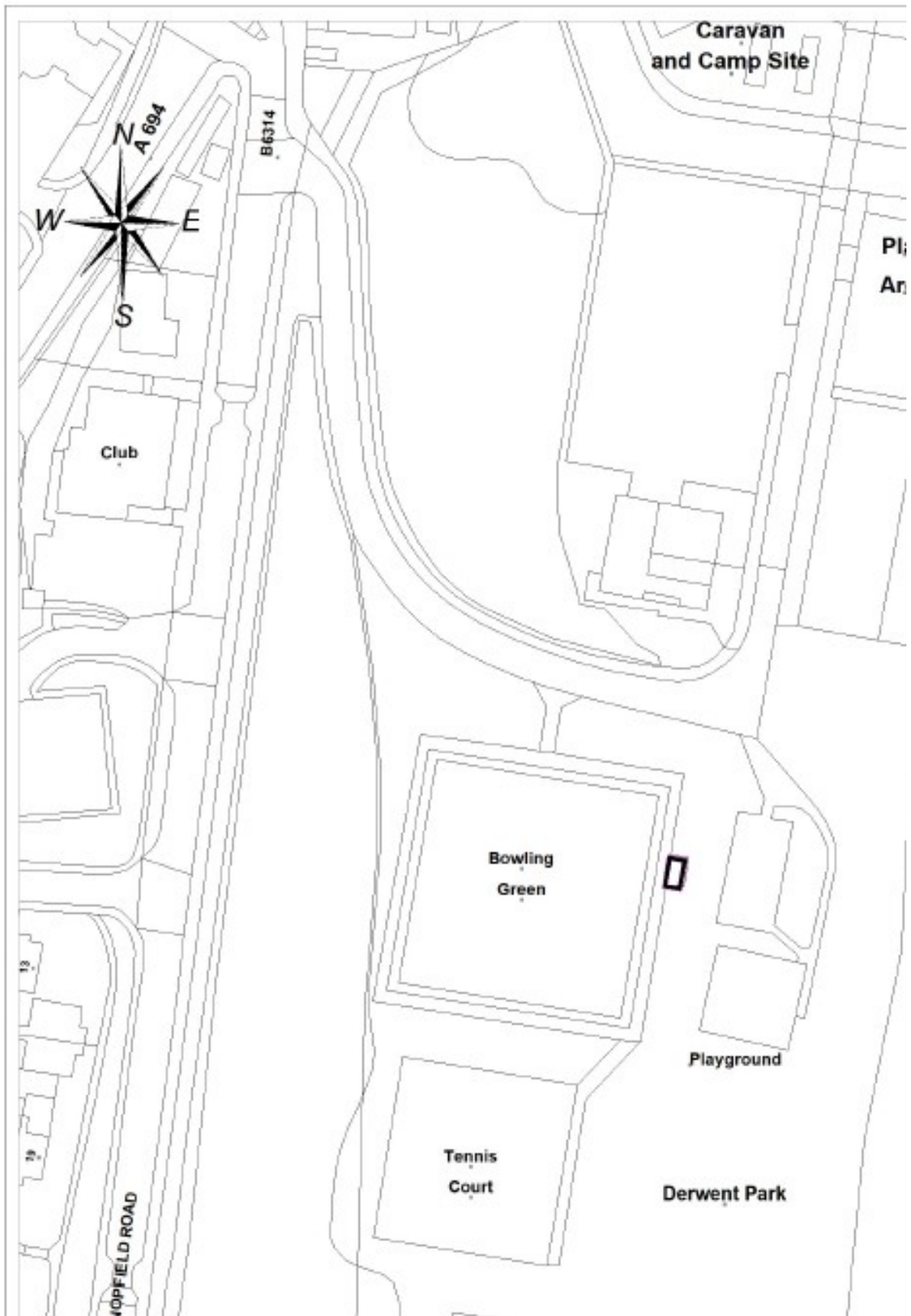
144. **Human Rights Implications** - There are no implications arising from this recommendation.
145. **Ward Implications** – Windy Nook and Whitehills.
146. **Background Information** – Minute No. C62.

APPENDIX 8: Site Plans

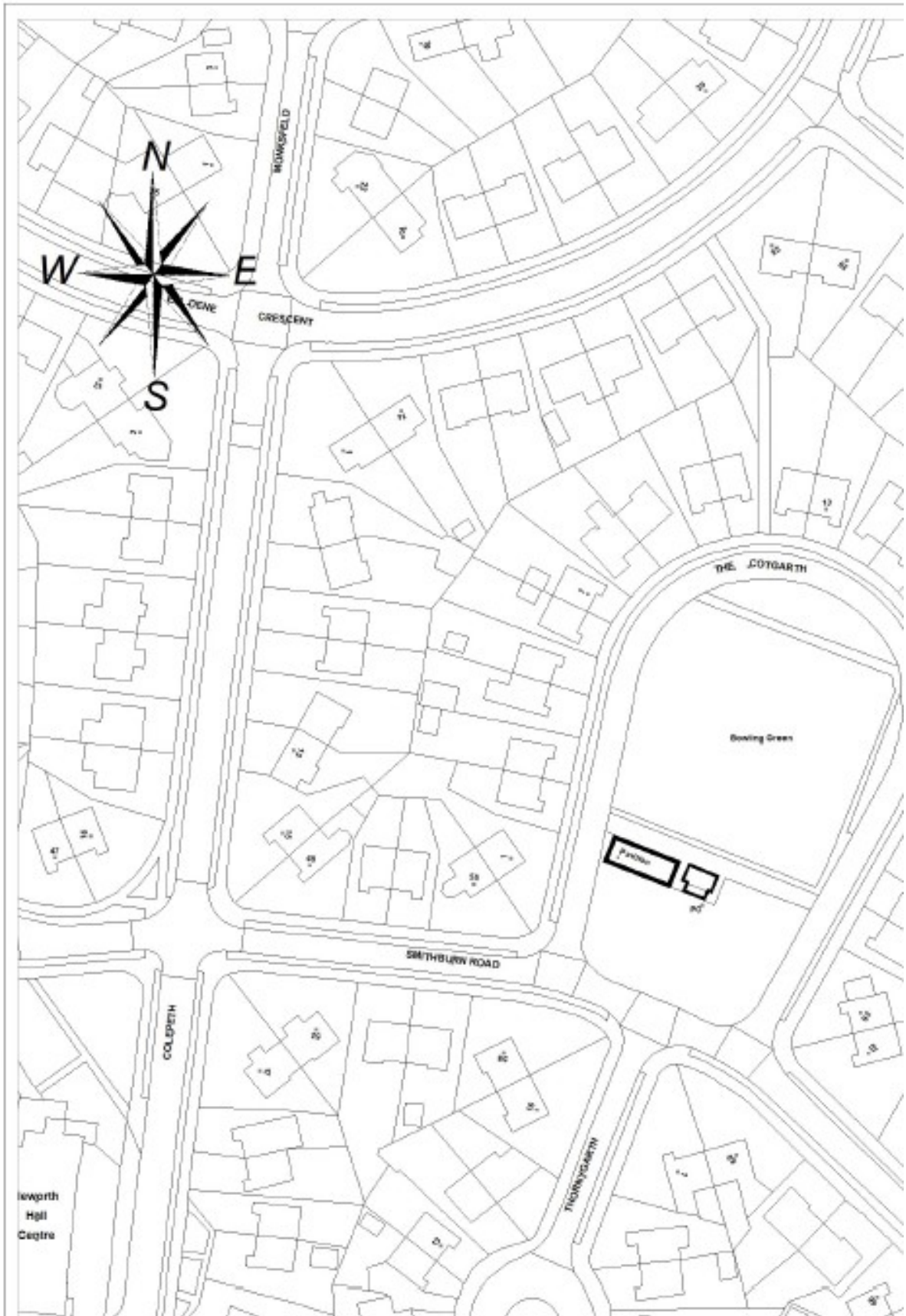
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Derwent Park Pavilion (Wooden), Burnopfield Road, Rowlands Gill, NE39 1LG



Cotgarth Park Pavilion and Public Convenience, The Cotgarth, Felling, NE10 9UT



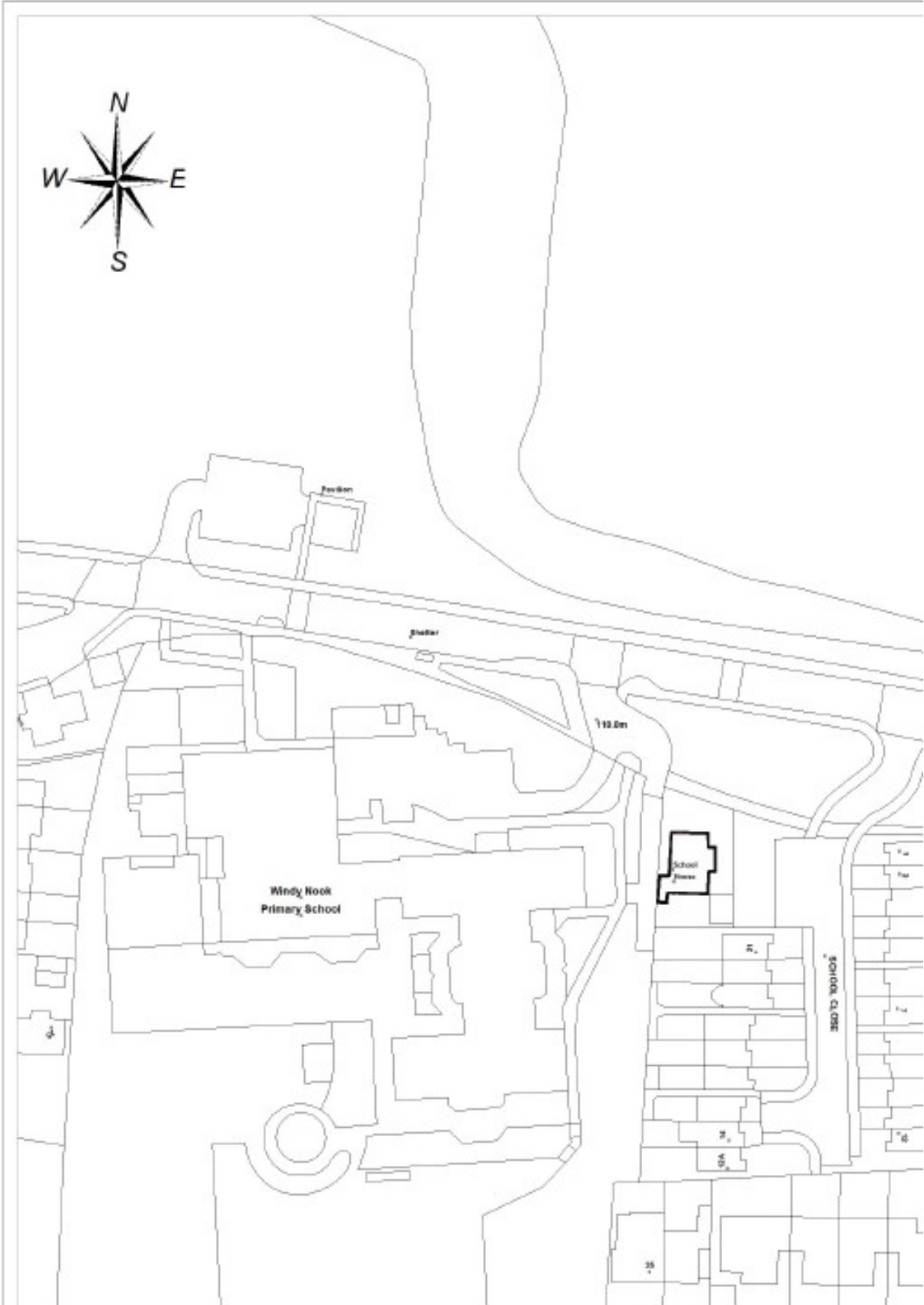
Caedmon Community Primary School Caretakers House, Whitehall Road, Saltwell, NE8 4LH



Beggarswood Changing Room, Rowanwood Gardens, Lobley Hill, NE11 0DP



Windy Nook Primary School Caretakers House, Albion Street, Windy Nook, NE10 9BD



Albion Street Changing Rooms, Albion Street, Windy Nook, NE10 9SJ

