




REPORT TO LAND AND ASSET MANAGEMENT COMMITTEE

14 September 2017

Exempt information relating to financial or business affairs of any particular person (including the authority holding that information)

The information contained in this report is strictly confidential and in accordance with the appropriate Codes of Conduct, must not be disclosed to unauthorised persons

Subject:	32 Longbank Road and 19 Ashleigh Road, Tividale
Director:	Chief Executive – Jan Britton Executive Director - Neighbourhoods - Ajman Ali (Interim) / Alison Knight Executive Director – Resources – Darren Carter
Contribution towards Vision 2030: 	 
Key Decision:	no
Forward Plan (28 day notice) Reference:	SMBC 16151
Cabinet Member Approval and Date:	Councillor Moore 6 September 2017
Director Approval:	31 August 2017
Ward Councillor (s) Consulted (if applicable):	
Scrutiny Consultation Considered?	Not referred to Scrutiny for consideration

Contact Officer(s):	<p>Alan Martin – Partnerships and Programme Manager – Housing Partnerships alan_martin@sandwell.gov.uk 0121 569 5349</p> <p>John Billington-Cox - Housing Investment and Development Officer - Housing Partnerships john_billington-cox@sandwell.gov.uk 0121 569 5229</p>
----------------------------	---

DECISION RECOMMENDATIONS

That Cabinet be recommended to:

1. approve demolition of the properties known as 32 Longbank Road and 19 Ashleigh Road, Tividale shown for identification purposes only on Plan No SAM/30140/002 attached as Appendix 1;
2. subject to recommendation 1 above authorise the Executive Director – Resources to make the necessary funds available to accommodate the demolition costs;
3. subject to recommendation 1. above the Executive Director – Neighbourhoods, in consultation with the Executive Director – Resources undertake a feasibility study to determine whether it would be cost effective to build new Council homes for rent on the cleared site of 32 Longbank Road and 19 Ashleigh Road, Tividale (including the Council owned adjacent site currently used as carparking hatched in (Appendix 1) and if so to submit a further report to members for consideration;
4. subject to recommendation 1, and in the event, that the Executive Director - Neighbourhoods is of the opinion that the feasibility study referred to in 3 above confirms that the cleared site of 32 Longbank Road and 19 Ashleigh Road, Tividale and the adjacent site is not suitable for development with Council homes, the Director – Monitoring Officer be authorised to dispose of the freehold interest in the land/or part of the land on the open market on terms and conditions to be agreed by the Executive Director – Neighbourhoods;
5. subject to recommendations 1 & 4 above, authorise the Director – Monitoring Officer to enter into or execute under seal, if necessary, any other related documentation in connection with the disposal of the land on terms and conditions to be agreed by the Executive Director – Neighbourhoods.

1 PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to seek authority to demolish 32 Longbank Road and 19 Ashleigh Road, Tividale and to investigate the possibility of developing the resultant cleared site with new Council homes or if this not feasible dispose of the land on the open market.

2 IMPLICATION FOR THE COUNCIL'S AMBITION

- 2.1 Demolition of these defective and uninhabitable properties will remove a public hazard and provide land for redevelopment that will provide a significant contribution towards the uplift of the immediate area and improve the public realm and street scene.
- 2.2 The redevelopment of the sites with modern residential accommodation will improve the asset base of the borough and maintain the level of affordable housing contributing to the provision of vital and attractive neighbourhoods within the borough and give support to the local economy.
- 2.3 This will contribute to Ambitions 7 and 8 of the Council's 2030 vision.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 32 Longbank Road and 19 Ashleigh Road are two vacant adjoining semi-detached houses located at the junction of the two roads. The properties were let as part of the housing stock but as a result of adverse ground conditions became structurally unsound. The properties have been vacant and unlettable for a considerable period of time.
- 3.2 The building consists of two semi-detached houses that are situated at the corner of Longbank Road, and Ashleigh Road, Tividale. The building construction is of traditional masonry, with a tiled pitched roof, with suspended timber first and ground floor.
- 3.3 As the property is entered there is an apparent slope in the lounge floor falling from the front to the rear of the property. The internal walls are out of plumb and the doors have been re-aligned over the years to maintain their serviceability. The doors facing the front and rear of the property are not level, they are unable to keep stationery due to the slope in the property. The extent of the ground slope can be seen in Appendix 2, where the property is positioned on top of the hill.

- 3.4 Due to the steep slope of the ground from the front of the building to the rear, it is highly possible that the made ground is deeper at the rear than in comparison to the front of the property. This has resulted in the property settling at the rear over time.
- 3.5 A site investigation commissioned to determine the problem has confirmed that the properties are affected by severe subsidence and this is apparent by a slope in the lounge floor. In addition, there is evidence to confirm that internal walls and doors have, over time, been re-aligned due to movement.
- 3.6 The anticipated cost of demolition, which would be met from the Housing Revenue Account balances, is estimated to be no more than £XXXXXX depending upon the location and configuration of the mains services and any asbestos removal measures. Demolition of the properties will remove the current management costs, improve voids performance and will be completed in line with ongoing service replacements to electricity mains in the locality.

4 THE CURRENT POSITION

- 4.1 32 Longbank Road and 19 Ashleigh Road are two vacant adjoining semi-detached houses located at the junction of the two roads. The properties were let as part of the housing stock but as a result of adverse ground conditions became structurally unsound. The properties have been vacant and unlettable for a considerable period of time.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 Given the scope of this report, no consultation with stakeholders was considered to be required.

6 ALTERNATIVE OPTIONS

- 6.1 As an alternative to demolition the Council could consider re-instatement and refurbishment of the properties. Possible technical solutions for rectifying the subsidence and stabilising the properties range from £XXXX to £XXXXXX with subsequent refurbishment works to bring the premises back into a habitable standard anticipated to cost in the region of £XXXXXX. These works would not, however, necessarily bring the

dwellings in line with current building regulations particularly in relation to their thermal performance.

7 STRATEGIC RESOURCE IMPLICATIONS

- 7.1 The anticipated cost of demolition is £XXXXXX as opposed to £XXXXXX for ground remediation and refurbishment of the property.
- 7.2 A further report on the costs associated with a Council house build will be presented to a future meeting of the Committee if it is considered appropriate to proceed along these lines.
- 7.3 The Director – Regeneration & Planning is of the opinion that disposal of the resultant cleared site on the open market would achieve a capital receipt in the region of £XXXXXXXX for the site including the land between 31 and 32 Longbank Road. This freehold valuation is based upon a cleared, vacant and fully remediated site and the removal of car park use.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 In the case of any disposals the Council must comply with the power to dispose of land contained in Section 123 of the Local Government Act, 1972 which requires the disposal to be for the best consideration reasonably obtainable, which needs to be satisfied by a valuation agreed by the Director – Regeneration and Planning.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 It has not been necessary to undertaken an equality impact assessment as the report is merely seeking to authority to demolition the existing properties and either offer the resultant cleared site on the open market for disposal or alternatively develop with new Council homes.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 There are no specific data protection measures to consider, all data relating to the matter is maintained in accordance with the Data Protection measures previously implemented by the Council.

11 CRIME AND DISORDER AND RISK ASSESSMENT

- 11.1 The properties have been subject to a considerable amount of ASB and general nuisance complaints which in turn has resulted in ongoing

management costs to void properties. The demolition of these properties will result in a reduction of these incidences further Crime and disorder implications and risk will be considered as part of the planning process for development of the land.

12 SUSTAINABILITY OF PROPOSALS

- 12.1 If a subsequent sale is progressed it will be in accordance with the Law Society's general conditions
- 12.2 Demolition will be undertaken by a suitable company and will be in accordance with all necessary industry standards

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 13.1 The proposed development of these sites will provide local people with employment opportunities and improve the health and wellbeing through living in high quality energy efficient accommodation.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

- 14.1 This report is in line with Council's asset management strategy to make greater use of underutilised assets and to generate a more efficient and effective asset portfolio.
- 14.2 If the Council decide to redevelopment of the sites with new modern residential accommodation this will improve the asset base of the borough and maintain the level of affordable housing.
- 14.3 If however, the decision is to dispose of the Council land by selling on the open market it will provide a capital receipt to the Council and address the problem of maintaining an underutilised or uneconomic asset.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 15.1 In conclusion and having appraised all the potential alternative options that are available to the Council, it is considered that the most strategic and financially advantageous option is the demolition of the vacant

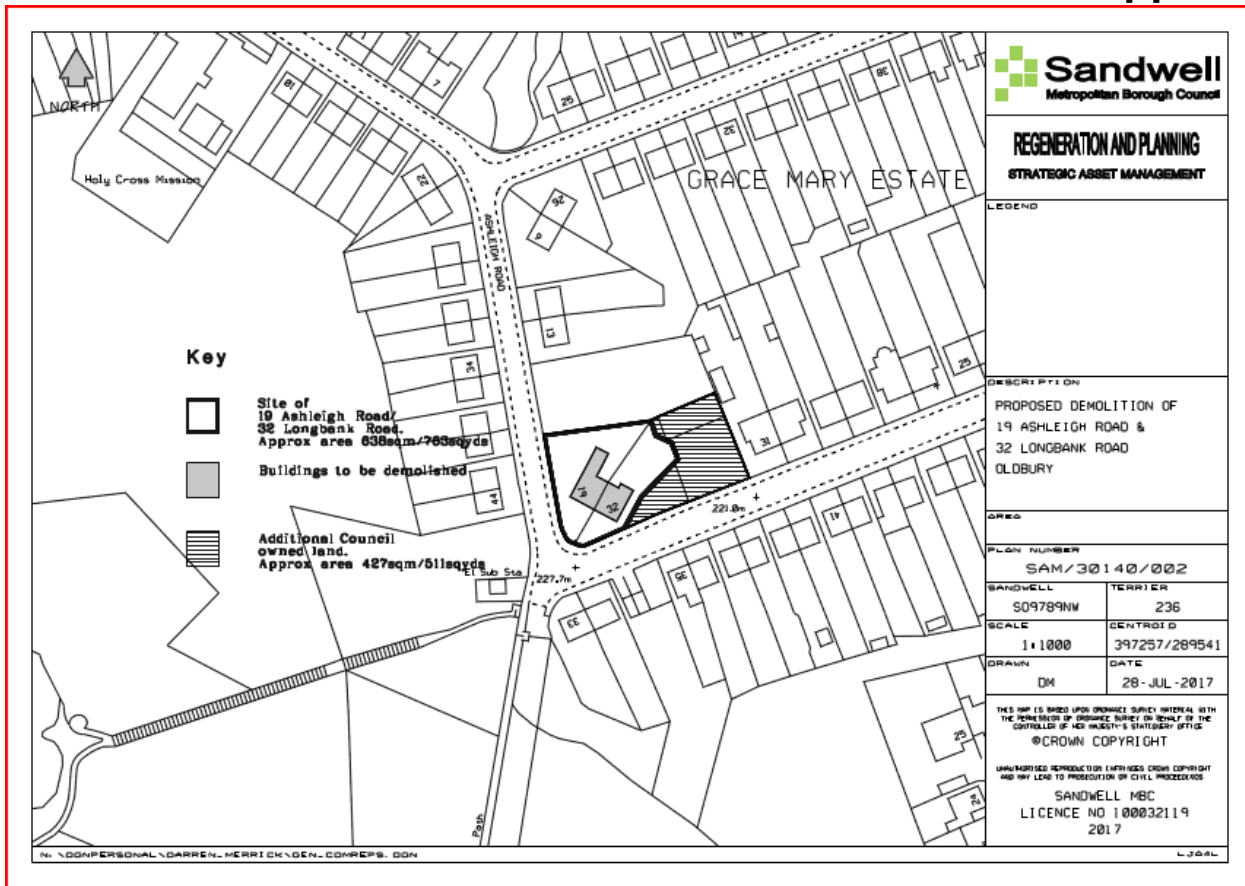
dwellings for residential redevelopment. This will maintain both housing for Sandwell residents and Council Tax payments to the Council, thus sustaining the financial position of the Council.

16 BACKGROUND PAPERS

- **Urban Design and Building Services - Structural Survey Report**

Jan Britton
Chief Executive

Appendix 1



Appendix 2

