

**Sandwell Metropolitan Borough Council**

**Action Taken Under Delegated Powers- Demolition of Garages**

**1 Summary Statement**

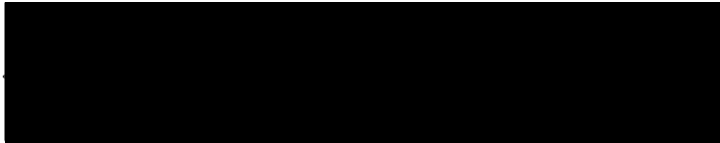
- 1.1 There are two separate Council Owned garage sites, Powell Place, Great Bridge and Turton Road, Tipton that are contributing to anti-social behaviour and present a health and safety risk.
- 1.2 The site at Powell Place comprises of 8 garages in a single block. These are constructed from pre-fabricated concrete panels with timber doors. (See Photo at Appendix 1)
- 1.3 The site at Turton Road comprises of 2 blocks of garages with 5 and 2 units of pre-cast concrete walls with a roof of corrugated asbestos sheet. (see Photo at Appendix 2)
- 1.4 In both instances these sites have not been used for a number of years and there is no waiting list for the garages to be rented. The condition has steadily declined and has resulted in the area becoming the subject of some fly tipping and a blight on the local area.
- 1.5 Works will see the clearance of the structures, removing debris from the site and making good surfaces, resurfacing to create car parking for local residents to use and new fencing to secure the boundaries of the sites.
- 1.6 The relevant delegated authority is the Demolition of Garages and Non-Residential Assets.
- 1.7 The budget estimate for the works is £74,000. These works will be paid for from the Housing Revenue Account Capital Investment Programme - Estate Improvement budget.

**2 Recommendation**

- 2.1 To progress with the demolition of the blocks of garages at Turton Street, Tipton and Powell Pace, Great Bridge to make good surfaces affected together with the new car parking bays and associated fencing.

In accordance with the authority delegated to Chief Officers to act on matters within the authority delegated to them under Part 3 of the Council's Constitution, I intend to take the action(s) recommended above.

I ~~do~~/do not have an interest to declare in this matter



**Director of Housing and Communities – Alan Caddick**

**Date** 24/10/18

I confirm that I have been consulted on the above proposals and have no objection to their proceeding.

**Cabinet Member for Housing**

**Date**

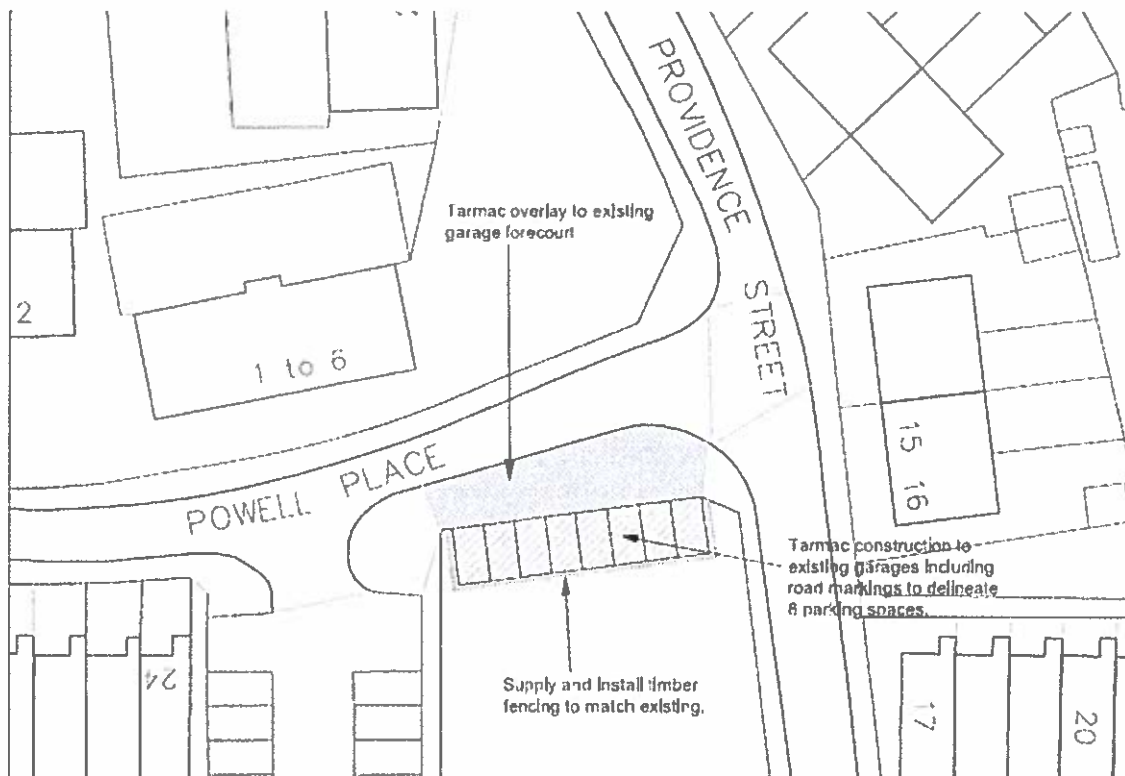
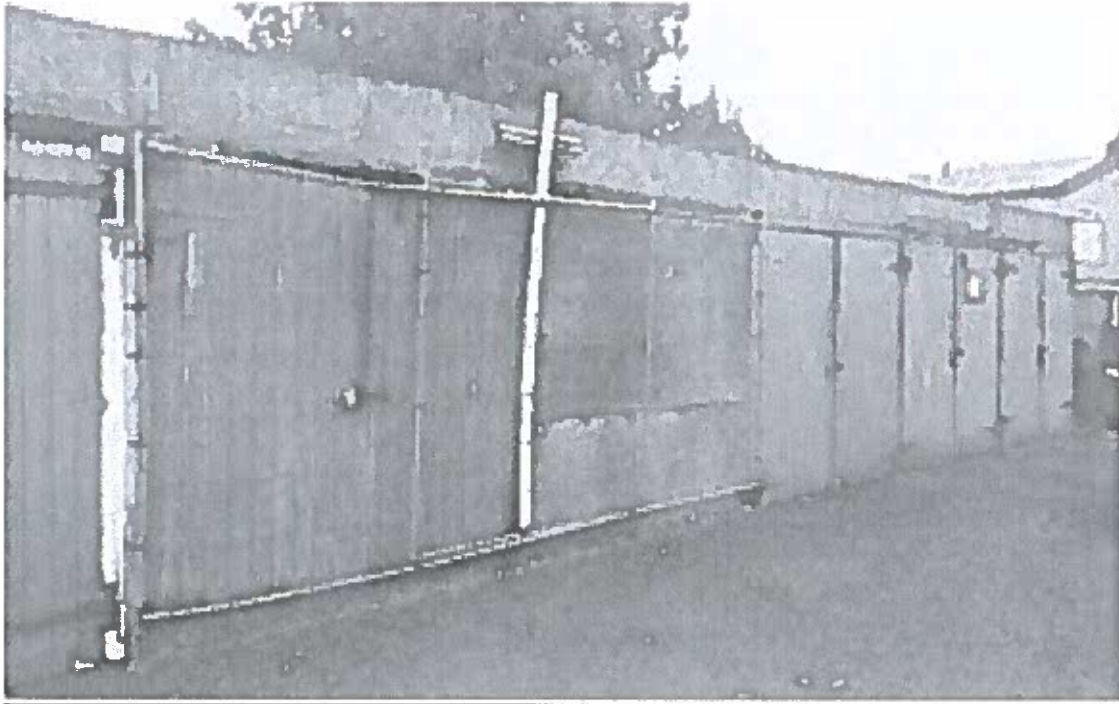
**Contact Officer**

**Simon Parry  
Business Manager  
0121 569 2949**

### **3. Background Details**

- 3.1 Powell Place in Great Bridge provides council accommodation comprising of 6 x 2 bed houses and 3 x 3 storey blocks of 2 bedroom flats. Adjacent to these properties is the block of 8 garages. (See photo at appendix 1)
- 3.2 There are 2 blocks of garages at Turton Road Tipton, 1 block of 5 and another block with 2 garages. These have traditionally served the properties within the immediate surrounding area. The buildings are constructed from pre-cast concrete walls with a roof of corrugated asbestos sheet. (See photo at appendix 2)
- 3.3 The garages have not been used for a number of years and are in disrepair. They generally comprise of prefabricated concrete panels with a corrugated roof, which is anticipated to be asbestos and timber doors.
- 3.4 There are instances of the Turton Road site being used for fly tipping.
- 3.5 Discussions have been held with the Housing Partnerships Team, who are looking at sites for new build development for Council Housing, and neither site represents a viable option.
- 3.6 The sites will be demolished and the remaining area made good, with new car parking bays created for local tenants and residents.
- 3.7 The Council has a demolition framework which will be used to procure a contractor to deliver the removal of the garages and a framework through Highways to deliver the car parking works in compliance with the Council's Procurement and Contract Procedure Rules.

Appendix 1 – Powell Place – Great Bridge



**Appendix 2 - Turton Road, Tipton**



