

Sandwell Metropolitan Borough Council

Action Taken Under Delegated Powers

Demolition of Garages at Cumberland Road, Oldbury, B68 0AL

1 Summary Statement

- 1.1 In Cumberland Road, Oldbury there are a row of eight council owned garages which are constructed using a mixture of prefabricated concrete panels, brick and blockwork. The buildings are in a very poor state of repair and there are health and safety concerns due to their condition. Furthermore the configuration of the road has led to parking problems in and around the garage area. It is proposed to demolish the existing garages and make good the hard standing to create additional car parking to alleviate the parking problems in the vicinity.
- 1.2 The budget estimate for the removal of the garages and associated fencing to boundaries following removal is £15,000. These works will be paid for from the Housing Revenue Account Capital Investment Programme - Estate Improvement budget. The Council has a demolition framework which will be used to procure a contractor to deliver the removal of the garages in compliance with the Council's Procurement and Contract Procedure Rules.
- 1.3 The existing garages are beyond economical repair; therefore the only alternative to demolition is to re-build the garages to current building regulations. The cost of re-building would be prohibitive and would not alleviate the problematic parking issue.
- 1.4 Consultation with tenants and residents has taken place regarding the restricted parking and the proposal to demolish the garages to create additional parking.

2 Recommendation

- 2.1 To progress with the demolition of the block of garages at Cumberland Road, Oldbury B68 0AL and to make good surfaces affected to create additional parking.

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


Interim Director Ajman Ali – Neighbourhood Services

Date 13.7.17

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

Cabinet Member for Housing 

Date 13/7/17

Contact Officer

**Simon Parry
Business Manager – Capital Investment
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3. Background Details

- 3.1 At the end of Cumberland Road, Oldbury there are a row of eight Council Owned Garages that are constructed from Precast Concrete frames with brickwork end panels and blockwork internal walls. The condition of these garages is very poor with the concrete frames cracking and moving leading to the separation of the blockwork walls. All timber fascias are rotten and the roof, comprising of a corrugated steel panels, is rusting and damaged in places.
- 3.2 The condition of the garages means that they are beyond economical repair.
- 3.3 Cumberland Road is a long, narrow road which is also heavily inclined (see appendix 2, photo 3), making off street parking on property frontages extremely problematic and in many instances, impossible. This issue is compounded by the narrow street which is easily blocked by parked vehicles, forcing residents to park in the turning circle and often obstructively on the garage forecourt. This is creating discontent from paying garage tenants.
- 3.4 Consultation with tenants and residents as well as site visits by street wardens have been undertaken to raise awareness of the impact of obstructive parking and potential repercussions. However, enforcement has proven unmanageable since the vehicles are not parking obstructively on the highway, negating the potential for parking ticket enforcement or the placement of any lines in support of that. Less formal interventions through discussions with residents have proven to be ineffective. Other installations have been considered to alleviate the issues, such as bollards or barriers restricting access to the garage forecourt. However, these have generally not been supported by the wider community because of the absence of anywhere else to park. Effectively, a resolution by installing a barrier creates another management issue.
- 3.5 Due to the condition of the garages we are unable to let them, which is undermining the Council's ability to manage the issues further through maximising vehicular parking in them. Our interest is to maximise parking opportunities in this area for all residents.

- 3.6 The general very poor condition of the garages is highlighted by photographs included in Appendix 1.
- 3.7 The location of garage block is included in the site plan at Appendix 2.
- 3.8 The Council has a demolition framework managed by Urban Design and Building Services which will be used to hold a mini competition for the delivery of the works.

Source Documents

None

Appendix 1

Photographs of the Garages at Cumberland Road, Oldbury B68 0AL



[ILO: UNCLASSIFIED]

Appendix 2 – Photographs of the Site Plan



[ILO: UNCLASSIFIED]