

## RECORD OF EXECUTIVE DECISION

Monday, 26 September 2011

Decision No: (CAB 11/12 7053)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	RESOURCES, LEISURE AND CULTURE
SUBJECT:	TOWN DEPOT - CAPITAL EXPENDITURE FOR DEMOLITION
AUTHOR:	David Reece

### THE DECISION

- (i) To approve in accordance with Financial Procedure Rules capital expenditure of £550,000 phased approx. £250,000 in 2011/12 and approx. £300,000 in 2012/13.
- (ii) That the Head of Property and Procurement is granted Delegated Powers to vary the scope and programme of the work following consultation with the Cabinet Member for Resources, Leisure and Culture within the overall budget parameters of the scheme.
- (iii) To delegate authority to the Chief Financial Officer, following consultation with the Cabinet Member for Resources, Leisure and Culture to approve additional expenditure of £100,000 for the demolition and associated costs, bringing the total scheme up to a maximum of £650,000.

### REASONS FOR THE DECISION

The Council's approved Capital Programme for 2010/11 to 2013/14 includes a scheme for the demolition of surplus redundant buildings at the old Town Depot. Cabinet authority is required for the approval to spend. This report is the vehicle for obtaining the necessary approval. Demolition of all redundant buildings at the Town Depot plus enhanced perimeter site security is a significantly more cost effective alternative to retention of the buildings over an assumed five year void period.

### DETAILS OF ANY ALTERNATIVE OPTIONS

The Options Appraisal considered retention of all buildings, and retention of permanent building structures whilst removing temporary structures. The clear business case favoured demolition of all buildings which are poor quality, with the sole exception of the former window factory which has potential to be let out and generate rental income. Retention of all buildings would not be cost effective over the assumed 5 year void period as the cost of boarding up, enhanced security costs

and empty rates liability would exceed the initial outlay on demolition by approx £65,000 over an assumed 5 year void period. Demolition will have the added benefit of enhancing the capital receipt on eventual disposal and provides more opportunities for storage or lorry parking income to off-set costs.

**OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

**CONFLICTS OF INTEREST**

None

**CONFIRMED AS A TRUE RECORD**

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date:  
26<sup>th</sup> September 2011

Decision Maker:  
The Cabinet

Proper Officer:  
Judy Cordell

**SCRUTINY**

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*