

APPENDIX R

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 31 MARCH 2009

Title:

**EAST STREET REDUNDANT BUILDINGS
HEALTH CENTRE, 1 AND 2 BRIGHTWELLS COTTAGES AND CASA MIA
BUNGALOW**

**[Portfolio Holder: Cllr Adam Taylor-Smith]
[Wards Affected: All Farnham Wards]**

Summary and purpose:

The purpose of this report is to gain approval for the demolition of the Health Centre, 1 and 2 Brightwells Cottages and Casa Mia bungalow at East Street Farnham.

How this report relates to the Council's Corporate Priorities:

This report has implications which touch on all five corporate priorities in preparation for the East Street redevelopment project.

Equality and Diversity Implications:

There are no equality and diversity implications in this report.

Resource/Value for Money implications:

The cost of the demolition is outlined in Annexe 1. Currently there is no budget provision for the cost in the 2009/10 Capital Programme. However, the Budget Report approved by the Council on 24 February highlighted the fact that the revenue contribution to the Revenue Reserve Fund to finance capital expenditure is significantly greater than the total cost of approved capital schemes in 2009/10, leaving scope for new/increased capital spend identified in the year. If members are minded to approve the demolitions, the cost would need to be met from this funding, although clearly this reduces flexibility later in the year if other priority capital schemes are identified. It should be noted that when the East Street scheme commences, the demolition costs would be included in the calculation of Waverley's capital receipt, which may give the opportunity of reimbursing the Revenue Reserve Fund.

Legal Implications:

Legal implications are accounted for in the detail of the assessment.

Introduction

1. The regeneration project for East Street has now received (subject to the Section 106 agreement being finalised) planning approval, and preparatory works are proceeding. However, due to the unprecedented national economic situation the prospect of development works starting on site during 2009 and 2010 look unlikely.
2. Works on site will probably not commence until such time as land values have recovered and funding becomes available. Before such time as the Council is in a position to progress the project, there is a recognised need to manage and maintain the environment around the East Street development area. The Executive Portfolio Holder for East Street, working with officers, has actively taken steps to improve the area and, for example, works have recently been undertaken to improve the landscaping and maintenance of Brightwells Gardens. The development area at East Street must be managed in a manner which protects the health and safety of the general public, as well as balancing the best interests of both Waverley Borough Council and the local community.

Demolition of Casa Mia, 1 & 2 Brightwells Cottages and the Health Centre

3. Four of the redundant buildings on the site are grouped together in the northwest corner abutting Dog Flud car park. In their current condition they are a danger to health and safety, an attraction for vermin and have no environmental benefit. It is therefore necessary to demolish these buildings as soon as possible.
4. No firm use has yet been ascertained for the resultant space, however its proximity to other car parking facilities would suggest a similar use and potential income.

Recommendation

It is recommended that the Executive agrees to the demolition of Casa Mia, the Health Centre and 1 and 2 Brightwells Cottages, and approves the expenditure, as set out in Annexe 1, to be met from the 2009/10 reserve contribution to the Revenue Reserve Fund.

Background Papers (CEX)

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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ANNEXE 1

	Estimated Demolition Costs	Annual estimated existing site costs to be saved post demolition	
Health Centre	£87,000	Maintenance	£2,800
Casa Mia Bungalow	£8,600	C/Tax	£1,500
		Maintenance	£900
1&2 Brightwells Gardens	£8,900	C/Tax	£3,000
		Maintenance	£2,300
Procurement Costs 12% *	£12,540		
	£117,040		£10,500

* includes asbestos and protected species surveys, CDM costs