

Urgent decision briefing paper

To:

Councillor Mike Todd-Jones, Executive Councillor for Housing.

Report by:

Natalie Bailey, Project Manager

Housing Development Agency

Tel: 07702 605 689 Email: natalie.bailey@cambridge.gov.uk

Wards affected:

Petersfield

Key Decision

1 Executive Summary

- 1.1 This report seeks approval to fund the demolition of the garage block at East Road from HRA reserves, with the expenditure to be formally recognised in the budgets as part of the HRA Medium Term Financial Strategy in September 2022.
- 1.2 Demolition is recommended because the garages are unsafe following wind damage sustained and are considered to be beyond economical repair.

2 Recommendations

The Executive Councillor is recommended to:

- 2.1 Approve the decision to fund the demolition of the garage block at East Road at a cost of £300,000 from HRA reserves, with the expenditure to be formally recognised in the budgets as part of the HRA Medium Term Financial Strategy in September 2022.

3 Background

- 3.1.1 East Road Garages are a block of 116 individually let garages in a multi-storey block.
- 3.1.2 On the 18th of February 2022, the garage block suffered a partial collapse due to high winds. Eight garages on the top floor of the southern elevation were damaged by winds.
- 3.1.3 A section 80 Demolition Notice was applied for at this point, although due to the risk to the public 3C Shared Services Building Control gave permission for remedial works to commence ahead of the Demolition Notice being finalised. The Section 80 Notice has since been finalised (enclosed at Appendix 1)
- 3.1.4 Prompt remedial works to the structure were undertaken by Hill to remove any part of the structure still at risk of collapse and to clear away debris. Temporary protection measures were also put in place to prevent further risk to the general public.
- 3.1.5 Hill contacted the Planning Department on the 4th March 2022 ahead of a formal application regarding the requirement to commence demolition works on the garage block due to its unsafe structure. (enclosed at Appendix 2).
- 3.1.6 Following the provision of the Structural Engineer's Report and the Report supplied by Hill, Heather Jones (Head of 3C Building Control Consultancy) confirmed via email that in her opinion the block should be demolished (email enclosed at Appendix 3).

3.1.7 The decant of garage tenants was carried out from the top down from early March, with the eight wind damaged garages being cleared first. The final deadline for tenants to remove vehicles and other items being stored was 21st April.

3.1.13 With the decision to demolish taken under officer delegation, this urgent decision report now seeks approval for the financial resource to fund the agreed demolition.

4 Financial Implications

There is currently no funding included in the Housing Capital Investment Plan for these works as they were not anticipated. This report seeks approval to finance the estimated £300,000 from HRA reserves until the budget can be formally included in the Housing Capital Investment Plan as part of the HRA Medium Term Financial Strategy in September 2022. The HRA holds a minimum level of reserves of £3,000,000 to meet the costs of exactly this type of occurrence.

8. Other Implications

(a) Staffing Implications

The development scheme will be managed by the Housing Development Agency within existing staff resources.

(b) Equality and Poverty Implications

The garage site has already been fully vacated for safety reasons so no EQIA is considered to be required at this stage.

(c) Net Zero Carbon, Climate Change and Environmental Implications

Consideration will be given in the course of the demolition to the safe disposal and recycling of materials, particularly with regards to asbestos.

The demolition of 116 garages could be argued to have a positive climate change impact if the vehicles are not re sited elsewhere. No decisions have yet been made about the future of the site.

(d) Procurement Implications

This is a complex demolition. Assessment of the project has been carried out through the Cambridge Investment Partnership as an urgent requirement following the partial collapse of the garages and it is proposed to appoint Hill through a framework agreement to carry out the demolition.

(e) Community Safety Implications

The demolition of the garages is anticipated to have a positive impact in respect of ASB in the area.

The demolition of the structurally unsafe garages will have a positive impact on community safety. The demolition will be managed by Hill who will comply with all CDM requirements.

9 Consultation and communication considerations

Communication was undertaken with the affected residents as part of vacating the premises.

9. Background papers

There are no specific background papers associated with this report.

10. Appendices

Appendix 1 – Section 80 Notice

Appendix 2 – Letter to Planning Authority 04.03.2022

Appendix 3 – Email detailing Building Control decision on the garage block 08.03.22

11. Inspection of papers

To inspect the background papers or if you have a query on the report please contact Natalie Bailey, Housing Development Agency, tel: 07702 605689, email: natalie.bailey@cambridge.gov.uk

Appendix 1 – Section 80 Notice

Building Regulations Application

Building Regulations Application Form



The Building Regulations 2010

Please indicate application type: A) **Demolition**

1 Details of person/company undertaking demolition work

Name: Hill Partnerships Ltd *[Demo works to be undertaken by a Demcom]*

Address: The Courtyard, Abbey Barns, Ickleton, Cambridge

Telephone: 01223 792700 Postcode: CB10 1SX

Email: ALEXSTOREY@HILL.CO.UK
(This is important to enable a faster response time)

2 Owners details (if different to 1 above)

Name: Cambridge City Council

Address: Mandela House, 4 Regent St, Cambridge

Telephone: 01223 457000 Postcode: CB2 1BY

Email: Mark.Wilson@cambridge.gov.uk
(This is important to enable a faster response time)

3 Location of building to which the work relates (if different to 2 above) Please attach site plan

Address of site: East Road Garages, Junction of East Rd / Matthews St, Cambridge

Postcode: CB1 1QE Use of building: RESIDENTIAL

4 Completed works

Description of proposed demolition work:

Partial demolition of ~8no existing garages on the top floor of a block of multi-storey garages, following the partial collapse of a brick masonry wall during high winds in Feb 2022. The works will seek to secure the remaining structure, and remove and area of the structure still at risk of collapse. Full demolition of the entire building to follow at a later stage TBA.

Mode of drainage from building : Foul water: n/a Surface Water: Gravity to sewer

Copies of this notice must be served on (see note 3 over):

Occupier of Adjacent Building Gas Supplier Electricity Board Please tick in box to confirm **you** have served the notices if required

Address of adjacent building/s on which notice served:

Address: Adjacent residential properties will be forewarned of the works via letter drop.

Is it proposed to burn any structures or materials on site during the course of demolition? ~~YES~~ NO

Expected date of commencement: TBA March 2022

Expected date of completion: March 2022

5 Statement

I hereby serve notice on you under Section 80 of the Building Act 1984 of my intention to carry out demolition as set out above.

Signature: *A Storey* For & on behalf of Hill Partnerships Ltd On behalf of:

Date: 02.03.2022 Insert applicants' name where the declaration is made by an agent

Application No.....(Office Use)

Appendix 2 – Letter to Planning Authority



Our Ref: IL/EastRoadDemo

4th March 2022

Duty Planning Officer planning@cambridge.gov.uk
Greater Cambridge Shared Planning
Cambridge City Council
PO Box 700
Cambridge
CB1 0JH

Dear Sirs

Re : Demolition of East Road Garages on the corner of East Road & St Matthews Cambridge

I am writing to inform the planning authority about a requirement to commence demolition works on an existing structure owned by Cambridge City Council due to its unsafe condition. The structure referenced above was substantially damaged during the recent storms, the building has been inspected by 3C Building Control and deemed unsafe. The attached report details the nature of the damage and how the building is required to be progressively demolished to remove the immediate risk to public safety. Hill Partnerships have been engaged under license to complete these works as soon as possible with the works to remove the top floor of the building commencing on Monday 7th March 2022.

I have had a discussion with the enforcement team and made them aware of the commencement of the demolition due to the danger to public safety and please accept this letter as formal notification of the same. The demolition will happen in two phases, the first phase which will remove the damaged top floor of the structure will take two weeks and one day, this will then allow the safe removal of tenants property from the floors below before full demolition of the structure.

We have processed the Section 80 approval with 3C Building Control and the amount of work in this first phase does not meet the threshold for issuing an F10. I will make a formal application for the full demolition as soon as possible, in the interim please find below a list of information included with this letter for the first phase of the works:-

Structural Engineers Report by Structural Engineers (Cambridge) dated 28th February 2022

East Road Garages Damage Report 25th February 2022

Demolition Notice - Section 80 – East Road Garages 2nd March 2022

The Hill Partnerships contacts for the duration of the works will be :-

Site Manager - Fran Favarulo - 07761 510706

Contracts Manager – AJ O'Neill 07731 015035

Technical Manager – Iain Liversage 079661211621

hill.co.uk

Hill The Courtyard Abbey Barns Duxford Road Ickleton CB10 1SX T 01223 792700 E mail@hill.co.uk

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Appendix 3- Email detailing Building Control decision on the garage block

FW: decision on the Garage block



Jane Wilson

To: Claire Flowers; Lynn Thomas; David Greening; Natalie Bailey

From: Heather Jones <Heather.Jones@3csharedservices.org>

Sent: 08 March 2022 20:49

To: Jane Wilson <Jane.Wilson@cambridge.gov.uk>; Andrew Dearlove <Andrew.Dearlove@3csharedservices.org>

Subject: RE: decision on the Garage block

Reply Reply All Forward ...

Wed 09/03/2022 10:01

Hi Jane

Having reviewed both emails you have forwarded to me along with the attached documentation, then in my opinion the block should be demolished.

This is on the basis that the report from Hills supports this opinion and that the recommendation from Andrew Firebrace is based on a non-evasive inspection. This means it is limited to a visual inspection only. The fact that repair works have been carried out previously, potentially a number of times, and that the garages suffered severe structural damage from the recent storm and that they are not built to a high standard, demonstrates they in all likelihood they would not be safe during other bad weather situations.

I support the view of initially demolishing in part, to allow safe egress of any belongings and then full demolition of the rest of the block.

I trust this is satisfactory, and have copied in @Andrew Dearlove as the inspecting surveyor.

Thank you

Keep Safe and Keep Well.
Kind regards
Heather

Heather Jones
Head of 3C Building Control Consultancy - Partnership of Cambridge City, Huntingdonshire DC and South Cambs DC
Head of Greater Cambridge Shared Planning Technical Support Team - Partnership of Cambridge City and South Cambs DC
CCC Intelligent Client ICT Shared Services