

## REPORT TO EXECUTIVE



DATE	26 <sup>th</sup> May 2009
PORTFOLIO	Resources
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### Asset Management – AIT Office Block, Lawrence Avenue, Burnley

#### PURPOSE

1. To seek Executive approval to undertake the demolition of the derelict AIT office block, Burnley, which is in Council ownership, and shown edged black on the attached plan.

#### RECOMMENDATION

2. That the Executive approves the release of funding from the Capital Programme for the demolition of the AIT office block on Council-owned land off Lawrence Avenue, Burnley, at an estimated cost of £70,000 during financial year 2009/10.
3. The Head of Property Consultancy, in consultation with the Executive Member for Resources, be authorised to tender the works in accordance with Standing Orders and let the contract for the most competitive quote.

#### REASONS FOR RECOMMENDATION

4. The property in question is regularly targeted by youths and vandals and regularly has to be secured by the Council. The building has been severely damaged by theft, arson and vandals in the past and has no economic use.
5. Demolition of the building is essential for Health and Safety reasons and a Risk Assessment has been undertaken to justify this approach. The demolition would save the Council ongoing maintenance costs, reduce the attraction of the site to local vandals and remove any potential for insurance claims relating to injuries sustained by trespassers gaining access to the building.

#### SUMMARY OF KEY POINTS

6. The building was previously let with the adjoining car parking for use in conjunction with the former AIT site but has now been vacant for the last 5 years.
7. The removal of the derelict building will improve the appearance of a derelict site, improve its marketability and remove a health and safety issue as the site has been extensively vandalised and subject to a number of arson attacks by local youths. It

will also remove the risk that at some time the Council might be charged empty rates. Currently the building is not separately assessed.

#### **FINANCIAL IMPLICATIONS AND BUDGET PROVISION**

8. The estimated cost of the demolition is £70,000 (inclusive of £7,000 staff costs). Expenditure of this money will, however, save the Council £500 - £1,000 per annum in costs associated with securing the premises. In accordance with Standing orders, the Council will invite tenders for the works to ensure value for money is achieved.

#### **POLICY IMPLICATIONS**

9. Removing the costs and danger associated with the presence of this derelict building on Council-owned land is in line with the principles of good asset management.

#### **DETAILS OF CONSULTATION**

10. No external consultation is applicable.

#### **BACKGROUND PAPERS**

11. All background papers held by Property Consultancy and Regeneration.

#### **FURTHER INFORMATION**

**PLEASE CONTACT:**

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**ALSO:**

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**AIT Office Block  
Lawrence Avenue**

