



## **CABINET – 16TH DECEMBER 2015**

**SUBJECT: PROPOSED DEMOLITION OF FORMER LANSBURY PARK  
COMMUNITY CENTRE**

**REPORT BY: CORPORATE DIRECTOR - COMMUNITIES**

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### **1. PURPOSE OF REPORT**

1.1 This report is submitted to seek Cabinet approval for the demolition of the former Lansbury Park Community Centre which has been declared surplus to operational requirements.

### **2. SUMMARY**

2.1 The former Lansbury Park Community Centre was transferred to Housing Services many years ago and was used as an operational store for the on site workforce.

2.2 Following the centralisation of the in-house workforce to Tiryberth Depot, the building has been declared surplus to requirements.

2.3 As there has been no other service requirements for the building and due to its poor condition and appearance, it is recommended that the building be demolished.

### **3. LINKS TO STRATEGY**

3.1 The Single Integrated Plan 2013 – 2017 has a priority to improve standards of housing and communities, giving appropriate access to services across the borough.

3.2 The Council's Local Housing Strategy "People, Property and Places" has the following aims: *"To provide good quality, well managed homes in communities where people want to live"*

3.3 The Council is committed to ensuring that the WHQS investment transforms not only homes, but also lives and communities.

### **4. THE REPORT**

4.1 The former Lansbury Park Community Centre was transferred to Housing Services many years ago as Leisure Services had provided a new community centre at an alternative location on the estate, and was utilised as a stores unit for the site based in-house workforce.

4.2 Following a restructure of the Building Maintenance Service, the workforce was centralised at Tiryberth Depot and as such there was no longer a requirement for the building and last year was declared surplus to requirements.

4.3 The building is located within Graham Court and adjacent to the centralised pedestrian walking on the estate. It is currently in a dilapidated condition and a recent survey has

identified extensive asbestos related issues as well as other repair concerns, including the need for a complete new roof and is deemed to have a limited life expectancy.

- 4.4 Due to its poor condition and appearance the building has become an eyesore within the community and following consultation with local ward members and officers, agreement has been reached to pursue its demolition.
- 4.5 The removal of the building would also contribute towards the Environmental Improvements that are anticipated to be undertaken on the estate as part of the Council's WHQS investment programme. This programme is anticipated to result in the investment of approximately £12m on the Lansbury Park estate to bring all council properties up to the WHQ Standard by 2020, which will include the provision of improved insulation, new kitchens, bathrooms, rewiring and new heating systems where required, as well as external environmental works aimed at improving the community as a whole.
- 4.6 The contracts for the WHQS programme also incorporate social inclusion clauses to achieve community benefits within the locality which include training, apprenticeships and employment opportunities as well as the investment supporting local businesses and contributing towards the economy of the area.
- 4.7 As a means of determining the environmental programme, tenants/residents on the estate would be consulted to establish options for improving the area, if the decision was taken to proceed with the demolition. The funding for the environmental works would also be used to pursue match funding to bring further investment into the area.
- 4.8 Following discussions with Welsh Government, there is also an opportunity for CCBC to bid for Vibrant and Viable Places funding as there appears to be an underspend on the all-Wales allocation for 2015/16. If successful Welsh Government would require that the demolition is completed within the current financial year. Any further grant funded opportunities would also be pursued.
- 4.9 Members will be aware that St James 3 (comprising a large part of Lansbury Park) has been identified as the most deprived area in Wales in the Welsh Index of Multiple Deprivation report published in 2014 and to address this situation a Lansbury Park Project Board has been established comprising the Chief Executive, local ward members and senior managers. The purpose of this group is to add strength and a steer to the existing Lansbury Park Multi Agency Group and to give focus to what can be done in improving the life situations of local people. The proposals within this report support this aim.

## **5. EQUALITIES IMPLICATIONS**

- 5.1 There are no potential equalities implications and no requirement to complete the Equalities Impact Questionnaire.

## **6. PERSONNEL IMPLICATIONS**

- 6.1 Due to the timescale to complete the demolition within the current financial year, there would be implications in allocating the required resources in relation to Procurement and Technical support e.g. Corporate Property. There may be a requirement to seek external support.

## **7. FINANCIAL IMPLICATIONS**

- 7.1 It is estimated that the cost of asbestos removal and demolition would be £100k. This funding would be pursued via VVP and if unsuccessful, could be funded from the WHQS environmental programme, or form part of a new bid from VVP funding in 2016/17.

## **8. CONSULTATIONS**

- 8.1 Consultation with local ward members and relevant officers has taken place and comments have been reflected within the report.

## **9. RECOMMENDATIONS**

- 9.1 It is recommended that members of Cabinet support proposals for the demolition of the former Lansbury Park Community Centre.

## **10. REASONS FOR THE RECOMMENDATIONS**

- 10.1 The former community centre has been declared surplus to any operational requirements.
- 10.2 The building is in a poor condition with regards to repairs and maintenance and has become an eyesore within the community.
- 10.3 The removal of the building would enhance the area and provide an opportunity to consult with tenants and residents on alternative options for the site.
- 10.4 The building has become a maintenance liability and demolition is seen as the most economically advantageous solution.

## **11. STATUTORY POWER**

- 11.1 This is a Cabinet function.

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