

Report to Executive Board : 8<sup>th</sup> July 2002

**DEMOLITION OF 68-70 NOWELL ROAD, 28 LAMBOURN ROAD  
& 2-36 BUTTERWORT PLACE**

<b>Report of:</b> Business Manager Neighbourhood Renewal	<b>WARDS AFFECTED</b> <b>ROSE HILL/ IFFLEY &amp; BLACKBIRD LEYS I</b>
<b>Report Author:</b> Steve Northey, Housing Development Co-ordinator Tel no. 01865 252717 Email: snorthey@oxford.gov.uk	
<b>Lead Member Responsible:</b> Housing Portfolio Holder	
<b>Overview and Scrutiny Committee Responsibility:</b> Housing Overview and Scrutiny Committee	
<b>Key Decision:</b> No	
<b>SUMMARY AND RECOMMENDATIONS</b>	
<p>This report gives details of the proposal to demolish 68-70 Nowell Road, 28 Lambourn Road and 2-36 Butterwort Place.</p> <p>This will remove derelict properties which are a potential physical hazard and prevent them from becoming a source of nuisance to local residents. Demolition will also facilitate the development of new social housing on the sites and this will help meet the strategic aims of reducing poverty and combating social exclusion.</p> <p>The Executive Board is ASKED to approve the demolition of 68-70 Nowell Road, 28 Lambourn Road and 2-36 Butterwort Place as a Minor Capital Project ( Financial Procedure Rule 2.7.4 )</p>	

## 1. BACKGROUND

### 68-70 Nowell Road and 28 Lambourn Road

1.1 The two houses in Nowell Road are a pair of Orlit type houses and 28 Lambourn Road is a Glen Lyon type bungalow. All three properties have suffered extensively from subsidence but the foundation systems used in their construction do not lend themselves to successful underpinning. In addition, subsidence has caused considerable deflection of internal walls and floors which would still need to be rectified. Surveyors have therefore recommended demolition of the properties and replacement with new housing.

1.2 All three properties are vacant and in April 2002, Council agreed the funding for demolition.

### 2-36 Butterwort Place

1.4 Housing Committee in December 2000 agreed to decant this block of 18 maisonettes and to remove the external staircases to the first floor because they were unsafe. In June 2001, Housing Committee considered the feasibility of refurbishing the block against redevelopment of the site and agreed to the replacement of the block with new build housing.

1.5 Decanting of the block was recently completed but proposals for redevelopment are not worked up and the flats have been secured.

## 2. PROPOSAL

2.1 It is proposed to demolish these properties in advance of long term redevelopment because, even though properly secured, they present a significant potential physical hazard to local residents and could become an increasing source of nuisance to these communities. The work could be delayed until full redevelopment of the sites. However, there is pressure from the communities concerned to take action now and prevent any further nuisance.

2.2 The demolition will be tendered as a single contract because of the potential economies of scale this would offer. The total cost, including service disconnections, fencing of the cleared sites and fees is estimated as £65,000.

2.3 The programme for the works will be:

Planning determination / specification of works	end August 2002
Tender period / contractor appointment	early November 2002
Demolition contract completion	early January 2003

2.4 There are no staffing consequences arising from this project

### **3. FINANCIAL IMPLICATIONS**

3.1 In April 2002, Council approved a budget of £30,000 for the demolition of 68 - 70 Nowell Road and 28 Lambourn Road.

3.2 Approval to vire £35,000 from savings on the LASHG New Build Programme has been sought from the Strategic Management Board to complete the funding. A financial profile is attached as Appendix A.

<p>THIS REPORT HAS BEEN SEEN BY THE GROUP ACCOUNTANT AND APPROVED BY THE NEIGHBOURHOOD RENEWAL MANAGER</p>
--

**Background papers**      None

**FINANCIAL PROFILE :- 68 - 70 Norwell Rd, 28 Lambourn Rd & 2 - 36 Butterwort Place****(A) Expenditure pattern compared to Provision in Capital Programme**

	2002/03	2003/04	2004/05	TOTAL
	£	£	£	£
Expenditure for which approval is being sought	65			65
Provision in Capital Programme (subject to virement approval)	65			65
Provision required in Capital Programme	0	0	0	0

**(B) Subjective Analysis of Expenditure**

	2002/03	2003/04	2004/05	TOTAL
	£			£
ESTIMATED PER THIS REPORT				
Works	59			59
Grants				
Fees	6			6
Land / Property				0
TOTAL GROSS COSTS	65	0	0	65

**(C) On going Revenue Costs**

REVENUE COSTS	2002/03	2003/04	2004/05	FULL YEAR COSTS
	£			£
Employee				
Running Expenses	0	0	0	0
Capital Financing Cost	3	5	5	5
NET ADDITIONAL COSTS TO COUNCIL	3	5	5	5