

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

Agenda Item No.

meeting date: 20th September 2012
title: Report On The Garages At Riddings Lane, Whalley
submitted by: John Heap, Director of Community Services
principal author: Tim Lynas, Principal Surveyor

1 PURPOSE

- 1.1 To outline the condition of the garages at Riddings Lane, Whalley.
- 1.2 To seek approval from the Committee for the demolition and replacement of the garages.
- 1.3 Relevance to the Council's ambitions and priorities
 - **Council Ambitions** - The garages enable the Council to meet the needs of local residents.
 - **Community Objectives** - The garage sites reduce the volume of on street parking.
 - **Corporate Priorities** - None.
 - **Other Considerations** - None.

2 BACKGROUND

- 2.1 The site is located at the end of a residential street off Riddings Lane, Whalley. The units comprise of two blocks of single story garage structures, namely block A (garages 1 - 9) and block B (garages 10 - 14).
- 2.2 The frames are precast reinforced concrete with plastisol coated 'up and over' doors, and profiled asbestos sheet roof coverings. There is a tarmac hard-standing area between the buildings.
- 2.3 While the freehold title is owned by the Council, Ribble Valley Homes manage the day to day running of the sites, including the collection of the rent which is divided between the parties.
- 2.4 In recent years the number of complaints about the condition of the garages has increased, in particular those where water ingress through the roof is occurring.

3 ISSUES

- 3.1 Overall the garages are in a poor condition. The notable defects include damaged asbestos sheet roof coverings, spalling concrete, steelwork corrosion, and peeling plastisol coatings. In addition the tarmac surface has broken up and contains significant pot holes.
- 3.2 The repair of the garages has been explored however they appear to be beyond economic repair. On this basis their replacement has been further investigated.

3.3 The lowest tender price for the renewal of the garages is for £18,500 excluding VAT and a provisional £5,000 figure for the demolition and disposal of the existing structures and associated materials.

4 RISK ASSESSMENT

The approval of this report may have the following implications:

- **Resources** – There is currently no budget provision for replacement of any of the garages that formerly were part of the housing revenue account. As this liability transferred to the general fund as a result of housing stock transfer it would be appropriate to fund this cost from the vat shelter receipts subject to approval by Policy and Finance Committee
- **Technical, Environmental and Legal** – The council have a legal duty to manage their properties, and in particular any hazardous materials contained within them. This work will help to meet these obligations.
- **Political** – None.
- **Reputation** – None.

5 RECOMMENDED THAT COMMITTEE

5.1 Approve the demolition of the existing garages, and the construction of the new garage units.

JOHN C HEAP
DIRECTOR OF COMMUNITY SERVICES

TIM LYNAS
PRINCIPAL SURVEYOR

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