

PERTH COMMON GOOD FUND COMMITTEE**25 FEBRUARY 2015****HARBOUR END STORE, FRIARTON ROAD, PERTH
PROPOSED DEMOLITION****Report by Executive Director (Environment)**

The purpose of this report is to seek approval for the demolition of the Harbour End Store, and for the expenditure required for the demolition works to be met by Perth Common Good Fund and to delegate procurement of the required works to the Head of Property.

1. BACKGROUND / MAIN ISSUES

- 1.1 The Harbour End Store is a former warehouse located at the extreme North end of the main Perth Harbour basin and is held on Perth Common Good Fund.
- 1.2 The building dates from the 1940's and is a single storey structure of steel and brickwork construction beneath a steel trussed roof clad with asbestos cement sheeting. The building covers a significant area and the total site extends to 0.214 HA. The building abuts the Harbour flood defences to the South and West elevations.
- 1.3 The condition of the property has been poor for many years and the building is now semi derelict and unlettable. There was an interest expressed for reuse of the site in 2008/09 however this did not progress due to the onset of the economic downturn. Since that time the condition of the building has deteriorated further and there is particular concern over the condition of the asbestos roof which is damaged in a number of places.
- 1.4 In October 2014 TES commissioned a structural survey of the property by AECOM. This report identified significant structural issues and deterioration of the building therefore it was recommended that the property be demolished. The conclusion of the report was that the property is not currently in a safe condition and immediate demolition would be the most appropriate and cost effective solution. Demolition of the building will clear the Harbour of a redundant non lettable property and remove a potentially dangerous and hazardous building from this busy harbourside location. Demolition will also remove the potential for future emergency repair works and enhance the future marketability of the Harbour assets.
- 1.5 Following receipt of the structural engineer's report, AECOM were further instructed to prepare and publish a scheme of demolition and submit this for Building Warrant which was lodged prior to the end of 2014.

- 1.6 It is estimated that the cost of the demolition work will be approximately £81,500 exclusive of VAT but inclusive of professional fees and Building Warrant fees. These figures are budgetary estimates only at this stage and cannot be accurately determined pending completion of the tendering process. The budgetary cost breakdown is summarised as follows:

Preliminary costs:	£2,000.00
Electrical services diversions:	£1,500.00
Demolition of building:	£60,000.00
Fencing works:	<u>£10,500.00</u>
Sub total:	£74,000.00
Professional fees:	£7,400.00
Building Warrant fees:	<u>£100.00</u>
Total:	<u>£81,500.00</u>

2. PROPOSALS

- 2.1 It is recommended that the Committee approves the following:

- i) That proposals for demolition of the Harbour End Store should proceed as planned.
- ii) That the cost of demolition up to a limit of £85,000 plus VAT be met by Perth Common Good Fund and funded from the 2014/15 budget. If the cost of demolition exceeds this figure, a further report will be presented for the Committee's approval at a later date. Given there is a degree of urgency to have the demolition works carried out this is considered to be the most efficient way to progress matters. It should be noted that it is in the Council's interest to carry out the demolition at the earliest possible date given the potential risk to public safety due to the building's condition.
- iii) That it be delegated to the Head of Property to procure the required works to demolish the Harbour End Store.

3. BEST VALUE

- 3.1 The Council is required to fulfil its statutory duties under Best Value as set out in Section 1 of the Local Government in Scotland Act 2003. Relevant aspects of this duty include:

- Making best use of public resources, including land and property
- Being open and transparent in transaction
- Ensuring sound financial controls are in place to minimise the risk of fraud and error
- Assessing the full financial consequences of decisions at an appropriate level before major financial decisions are taken or commitments entered into.
- Demonstrating responsiveness to the needs of communities, citizens, customers and other stakeholders, where relevant.

3.2 The content of this report complies with the Council's requirement to fulfil its statutory duties in respect of Best Value. This has been achieved by commissioning a tendering process for the demolition works to ensure best value is obtained. In addition demolition of the building which is currently a liability will enhance the value of the site the property sits on and improve the general environment of the core Harbour area.

4. CONCLUSION AND RECOMMENDATION

4.1 It is recommended that the Committee approves demolition of the Harbour End Store, approves that the funding for these works be met from the Perth Common Good Fund and delegates procurement of the required works to the Head of Property.

Author(s)

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Approved

Name	Designation	Date
Jim Valentine	Executive Director (Environment)	4 February 2015

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Council Text Phone Number 01738 442573

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

The undernoted table should be completed for all reports. Where the answer is 'yes', the relevant section(s) should also be completed. Where the answer is 'no', the relevant section(s) should be marked 'not available (n/a)'.

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	None
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	None
Legal and Governance	Yes
Risk	Yes
Consultation	
Internal	Yes
External	None
Communication	
Communications Plan	None

1. Strategic Implications

Community Plan / Single Outcome Agreement

1.1 This section is not applicable to this report.

Corporate Plan

1.2 The Council's Corporate Plan 2013 – 18 lays out five outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:

- (i) Giving every child the best start in life;
- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

1.3 This report relates to (v) above.

2. Resource Implications

Financial

- 2.1 The Head of Finance has been consulted in the preparation of this report and has indicated agreement with the contents of the Report.

Capital

- 2.2. There are no capital resource implications associated with this report.

Revenue

- 2.3 The recommendations contained within this report will result in draw down of funds from the Perth Common Good Fund of approximately £81,500.

Workforce

- 2.4 This section is not applicable to this report.

Asset Management (land, property, IT)

- 2.5 The asset management implications arising from this report are delegated to the Depute Director (Environment).

3. Assessments

Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

- (i) Assessed as **not relevant** for the purposes of EqIA

Strategic Environmental Assessment

- 3.2 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.3 The contents of the Report have been considered under the Act and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

Sustainability

- 3.4 This section is not applicable to this report.

Legal and Governance

- 3.5 The Head of Legal Services and Head of Democratic Services have been consulted in the preparation of this report.

Risk

- 3.6 There are no direct risk implications arising from this report other than those reported within the body of this report.

4. Consultation

Internal

- 4.1 The Executive Director (Environment), the Head of Legal Services, the Head of Democratic Services and the Head of Finance have been consulted in the preparation of this report.

External

- 4.2 This section is not applicable to this report.

5. Communication

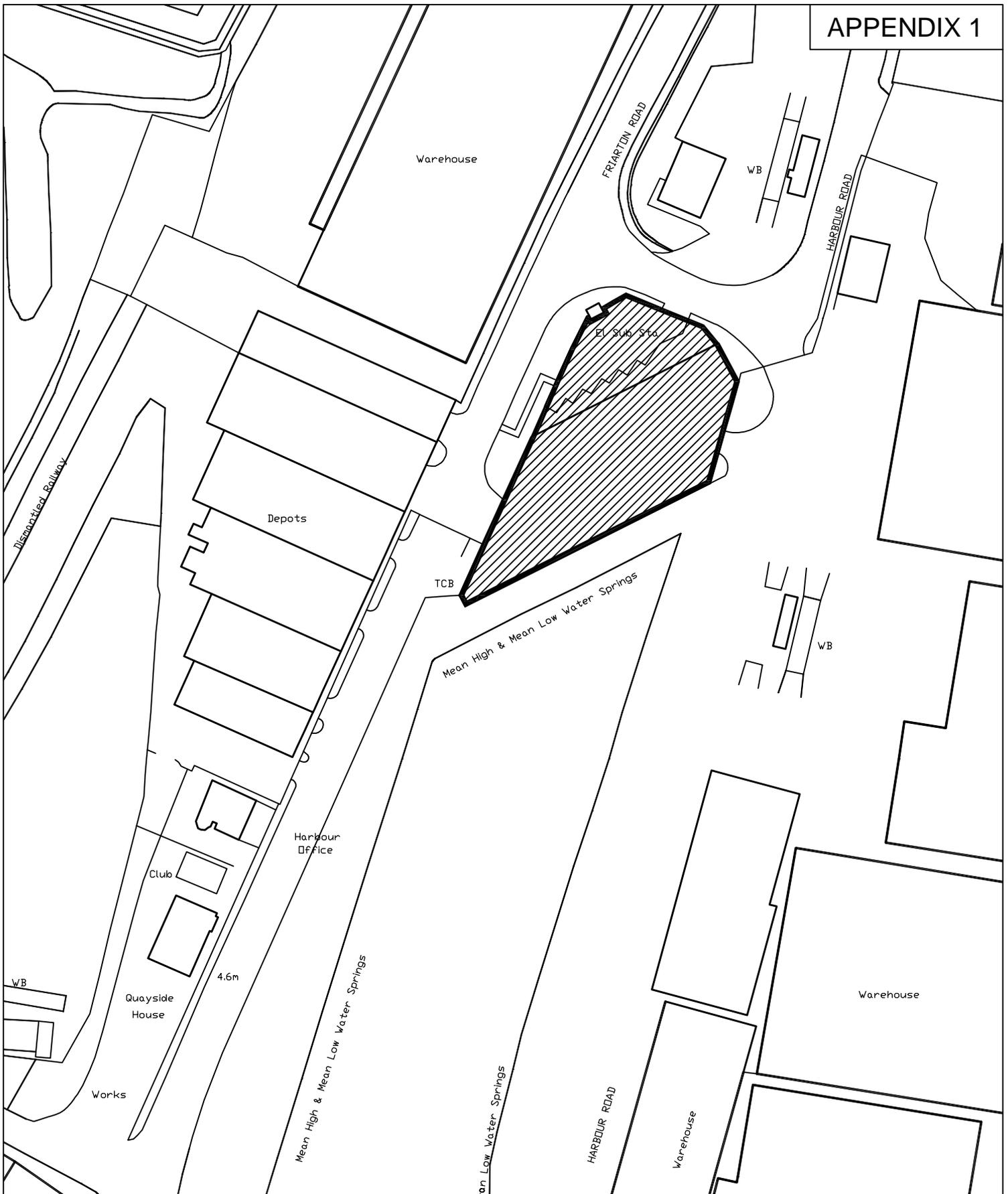
- 5.1 This section is not applicable to this report.

2. BACKGROUND PAPERS

- 2.1 No background papers, as defined by section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above report.

3. APPENDICES

- 3.1 Appendix 1 – Site Plan



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PERTH & KINROSS COUNCIL

The Environment Service

Harbour End Store
Friarton Road
Perth

Proposed Demolition

COMMITTEE REPORT PLAN



Printed at
Scale: 1:1000

Contact Officer: Mearns McCaskie
Ref:
Date: 28/01/2015
Dwg No: CRP 0262

