

**South Ayrshire Council**

**Report by Head of Property and Risk  
to Leadership Panel  
of 17 February 2015**

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**Subject: Surplus Property - Demolition**

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**1. Purpose**

- 1.1 To seek approval from the Leadership Panel to approve as surplus a number of properties and proceed to undertake the demolition of these properties.

**2. Recommendation**

- 2.1 **It is recommended that the Leadership Panel approves the properties as surplus and undertake the demolition of the surplus properties detailed within [Appendix 1](#).**

**3. Background**

- 3.1 The Council have a number of properties which have are no longer required for operational purposes but which remain within the Council's property portfolio. The majority of these properties have already been declared surplus as noted some stretching back to 1996. The seventeen buildings detailed in Appendix 1 comprise of properties such as former public conveniences and stores which have generated no commercial interest primarily due to their dilapidated condition and the costs involved to provide an alternative use other than their original function.
- 3.2 In general, it is not economically viable for either the Council or the private sector to repair or refurbish any of these properties to bring them into a beneficial use. They place a burden on the Council in terms of ongoing running costs and staff time ensuring there are no Health and Safety risks to members of the public. They also restrict any future development from occurring on the existing sites.

**4. Proposals**

- 4.1 In order to progress the demolition of these properties funds held within the General Services Capital Programme - Property rationalisation budget have been identified. There is currently £200,000 in 2015/16 and £330,000 in 2016/17 in the current capital programme.
- 4.2 The total cost of carrying out the demolitions is estimated at £225,000 (Two Hundred and Twenty-Five Thousand Pounds) as shown detailed in Appendix 1. These costs are based on previous tenders and BCIS (Building Cost Information Services schedule of rates. Costs will be mitigated if there are any materials with salvage value and if there is any scope to reuse or dispose of non-toxic waste on site.

4.3 The timescales for the demolition work is dependent on the scale and complexity of the building and the services connected to it. Planning permission is not normally required for demolition work unless the building is listed or in a conservation area. It is proposed that work to prepare these buildings for demolition would commence immediately and the works phased over the next two years with the majority of works completed in 2015/16.

4.4 Although the sites will be cleared existing services connections to electricity, mains water and sewerage and connection to the highway can usually be re-used and can represent a significant saving compared to developing a non-serviced plot. The stores at Taylor Street, Ayr were declared surplus in 2010 and have been marketed twice. On both occasions the prospective buyers failed to complete the transaction. It is hoped that providing a cleared site at this location will generate greater interest and maximise its market potential and the capital receipt.

## **5. Resource Implications**

### **5.1 *Financial***

(1) The disposal of the sites post demolition should generate a potential capital receipt of £225,000 (Two Hundred and Twenty-Five Thousand Pounds) to the General Services account.

(2) Recurring annual budget saving on property costs of approximately £15,600 will be achieved.

### **5.2 *Legal***

There are no legal implications.

### **5.3 *Human Resources***

Not applicable.

## **6. Risk**

6.1 If the property is not demolished it will continue to deteriorate of the surplus assets and will remain a financial burden in terms of ensuring it does not pose a Health and Safety risk to members of the public.

## **7. Equalities**

7.1 The proposals in this report have been assessed through the Equalities Impact Assessment Scoping process, and there are no significant positive or negative equality impacts of agreeing the recommendations, therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 2](#).

## **8. Sustainable Development Implications**

8.1 This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

## **9. Options Appraisal**

9.1 An options appraisal has not been carried out in relation to the subject matter of this report.

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**10. Link to Council Plan**

10.1 The proposals contained in this report link to the Council Plan strategic objective/ outcome: 'Improve the way that we work as a Council'/ 'Ensuring that our assets are fit for purpose'.

**11. Results of Consultation**

- (1) There has been no public consultation on the contents of this paper.
- (2) Consultation has taken place with Councillor Robin Reid, Portfolio Holder for Resources and Performance.

**Background Papers      None**

**Person to Contact      Donald Gillies, Head of Property and Risk  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292 612839  
E-mail donald.gillies@south-ayrshire.gov.uk**

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