



**CABINET: 27 June 2023**

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**Report of: Corporate Director of Transformation, Housing & Resources**

**Relevant Portfolio Holder: Councillor Nicola Pryce-Roberts**

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## **DEMOLITION OF 201 EGERTON AND 4 NEARBY GARAGES, SKELMERSDALE, W**

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Wards affected: Tanhouse & Skelmersdale Town Centre

### **1.0 PURPOSE OF THE REPORT**

1.1 The purpose of this report is to seek approval for the demolition of the Council's void property, 201 Egerton and 4 nearby garages to facilitate the development of 6 new 3 bed Council homes for affordable rent.

### **2.0 RECOMMENDATIONS TO CABINET**

2.1 It is recommended that the Council approves the demolition of 201 Egerton and the 4 garages, subject to relevant statutory approvals.

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### **3.0 BACKGROUND**

3.1 201 Egerton was acquired by the Council on the open market in 2020 for £105k as part of a programme of purchasing additional units utilising 141 receipts.

3.2 Following the acquisition officers reviewed options for the house given it sits on a substantial plot which offered greater opportunity for increasing the number of homes. Officers believed it could be better utilised by providing a small number of additional new family homes. As a result, the house has never been let.

3.4 A basic scheme design was produced by Officers, which consisted of 6no. 3 bed, two storey houses with front and rear gardens plus in-curtilage car parking.

- 3.5 To enable access to the site a road will need to be constructed which will require the demolition of the 4 garages.
- 3.6 Officers approached Tawd Valley Developments Limited (TVDL) to explore and refine this redevelopment option to understand the cost and viability of delivering such a scheme. The site area is shown on the attached plan at Appendix 1.
- 3.7 TVDL completed this piece of this work, and the scheme provides a viable and deliverable project for the Council and was therefore included in TVDL's Business Plan 22-26 which was approved at Full Council on 22<sup>nd</sup> February 2023. The proposed site plan is shown at Appendix 2.
- 3.8 The scheme is expected to attract Homes England grant funding at £60,000 per unit. However, the demolition is to be accelerated to enable further intrusive surveys, which will provide cost certainty for Full Council approval and Homes England grant submission stages.
- 3.9 The demolition of the house and garages is not expected to exceed £50,000 including VAT.
- 3.10 All elements of the demolition services will be or have been to date competitively procured where possible to ensure value for money for the Council.

#### **4.0 CONSULTATION**

- 4.1 Council Officers have confirmed that 3 of the four garages to be demolished are tenanted. As such, alternative garages which are situated close by have been offered and subsequently accepted by the existing tenants.
- 4.2 Council Officers have sent information letters outlining the proposed plans for the site to all properties along Egerton immediately affected by the demolition and new build works. Residents will also have the opportunity to share their comments via the formal planning process once a full planning application has been submitted for the new build development.

#### **5.0 SUSTAINABILITY IMPLICATIONS**

- 5.1 The new homes will meet the new building regulations implemented in summer 2022, this will include an improved fabric first approach with high levels of insulation and greater air tightness. Renewable technology will be considered as part of the development and will be reported on prior to seeking approval to enter into contract.

#### **6.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 6.1 There are financial implications arising from this report in respect of the costs, associated with the demolition which is not expected to exceed £50k. The demolition will be funded from contingency within HRA Capital.

6.2 There are resource implications arising from this report, albeit minimal as TVDL will support Council Officers with the demolition process by project managing, cradle to grave on the Council's behalf.

## **7.0 RISK ASSESSMENT**

7.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

## **8.0 HEALTH AND WELLBEING IMPLICATIONS**

8.1 The proposal will promote good health and wellbeing for the new residents who will reside within this new development as they will provide 6no. high quality, energy efficient homes at an affordable rent.

8.2 The proposal does involve the demolition of existing structures which may cause inconvenience to local residents during the works, which will be kept to a minimum and controlled by a highly experienced demolition contractor.

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### **Background Documents**

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

### **Equality Impact Assessment**

There is a direct impact on members of the public, employees, elected members and / or stakeholders, therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

### **Appendices**

1. Site area plan
2. Proposed site plan
3. Equality Impact Assessment

Appendix 1 – Site area plan (highlighted in red)



Appendix 2 – Proposed site plan

