

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	<i>FERNLEIGH RESOURCE CENTRE, TWICKENHAM DRIVE, LEASOWE</i>
WARD/S AFFECTED:	<i>LEASOWE AND MORETON EAST</i>
REPORT OF:	<i>UNIVERSAL AND INFRASTRUCTURE SERVICES</i>
RESPONSIBLE PORTFOLIO HOLDER:	<i>COUNCILLOR ADRIAN JONES</i>
KEY DECISION?	<i>NO</i>

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to advise Members of a proposal to demolish Fernleigh Resource centre and to create parking provision to support the neighbouring Leasowe Millennium Centre.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 Fernleigh Resource Centre is a purpose built two storey care facility which is shown edged in black on the attached plan. The facility ceased to operate as a care facility in August 2013 and is currently vacant. While it remains empty it is attracting anti social behaviour and is incurring expenditure in securing or maintaining the vacant premises.
- 2.2 In close proximity to Fernleigh is Leasowe Millennium Centre, as identified on the attached plan, which was returned to Council control in February 2012. The centre has been identified as the location for the Constituency offices for the Wallasey Constituency and this increased usage is likely to put pressure on car parking, which is already an issue at the centre, which is currently owned and managed by the council.
- 2.3 In order to mitigate the cost of securing and defending the property and also to alleviate any potential parking problems it is proposed that Fernleigh is demolished and the cleared site be used in the short term for parking, with a pathway created leading to the Millennium Centre. It is not proposed to dispose of the cleared site.

3.0 RELEVANT RISKS

- 3.1 Early demolition of the building will mitigate any potential risks associated with maintaining vacant buildings.

4.0 OTHER OPTIONS CONSIDERED

- 4.1 The proposal resolves the issue of maintaining a vacant building and also addresses the pressures of parking at the Leasowe Millennium Centre.

5.0 CONSULTATION

- 5.1 The Head of Universal and Infrastructure Services has consulted with Leasowe Community Homes regarding the proposal.
- 5.2 Members of the Capital Working Group have been consulted as part of this process with a view to future needs of services and have agreed that this is a surplus asset.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 The property is not considered to be suitable for transfer or disposal to voluntary, community or faith groups, as there is already a good provision of community resources in the area.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

7.1 There are no IT or staffing implications arising from this report.

7.2 The demolition of the building will result in reduced running costs.

7.3 The value of the building has been estimated at £250,000.

7.4 The demolition costs in the sum of £72,745 will be funded from within the Capital Programme.

8.0 LEGAL IMPLICATIONS

8.1 There are no legal implications arising from this report.

9.0 EQUALITIES IMPLICATIONS

9.1 Has the potential impact of your proposal been reviewed with regard to equality?

No because there is no relevance to equality.

10.0 CARBON REDUCTION IMPLICATIONS

10.1 The demolition of this building will result in a reduction in the Council's carbon emissions.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 Confirmation has been received from the Local Planning Authority that prior approval for the demolition of Fernleigh will not be required.

12.0 RECOMMENDATION/S

12.1 That Members note and endorse the decision to demolish Fernleigh.

13.0 REASON/S FOR RECOMMENDATION/S

13.1 To make the best use of the council's property assets by demolishing the property and creating parking provision.

REPORT AUTHOR: *Steven McMorran*
Team Leader asset Management
telephone: (0151 666 3891)
email: stevemcmorran@wirral.gov.uk

APPENDICES

Location plan

REFERENCE MATERIAL

No reference material has been used in the preparation of this report.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date