

NORTH LINCOLNSHIRE COUNCIL

**HIGHWAYS AND NEIGHBOURHOODS
CABINET MEMBER**

CARLTON STREET MULTI STOREY CAR PARK

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To approve urgent action to effect the demolition of the Carlton Street Multi Storey Car Park.

2. BACKGROUND INFORMATION

- 2.1 The council has recently received the findings of a structural inspection of the Multi Storey Car Park located in Carlton Street, Scunthorpe. The report of the specialist chartered structural engineer identifies that the car park is at potential risk of structural collapse. As such the car park presents a potential health and safety risk to the public.
- 2.2 We have acted responsibly to put in place necessary steps to remove as far as is reasonable and practicable any risk to users of the car park and other members of the public. We have worked closely with the Health and Safety Executive (HSE) to these ends. Measures include closing the car park and other public facilities that form part of its immediate structure. Also restricting public access to the immediate vicinity of the car park. At the same time we have attempted to ensure that the town centre operates as normally as possible, particularly the key retail centres in the area.

3. OPTIONS FOR CONSIDERATION

- 3.1 Officers have considered the following options toward dealing with the issues arising from the structural inspection.
- 3.1.1 **Option 1** – Do nothing
- 3.1.2 **Option 2** – Put in hand works at the earliest practicable opportunity to make repairs to the car park to address the structural and other maintenance related issues causing concern.

3.1.3 **Option 3** – Demolish the car park.

4. **ANALYSIS OF OPTIONS**

- 4.1 **Option 1** – Given the potential health and safety risks associated with a structural collapse, there is in reality no do nothing option available to the council in this case.
- 4.2 **Option 2** – The estimate for undertaking the repair works needed to address the apparent structural and other condition related issues amounts to around £900,000 including professional fees. The works involved are significant and would require operatives working within a structure at potential risk of imminent collapse. For these reasons, the HSE have indicated they would **not** support this option.
- 4.3 **Option 3** – Demolition therefore provides the only practicable solution toward removing the potential risk of structural collapse. Officers have explored various methods to progress demolition works. The work needed is particularly complex due to the form of construction involved, the uncertainty of the structural integrity of the facility, the location of the car park and its proximity to other public buildings etc and other facilities and services (gas, water electricity etc) located within the structure of the car park that need dealing with. Despite these complexities, it is considered feasible to undertake work in such a way that satisfies the HSE in relation to any risks to demolition operatives working on the project and the public. For these reasons, demolition is suggested as the preferred and realistically only feasible option.
- 4.4 The Cabinet Member is requested to deal with this as an urgent item in light of the potentially significant health and safety risks involved. In particular, the HSE are eager to see prompt action to deal with the issues at hand. As a last resort, they could use powers available to them to compel the council to act. This action is unlikely if the council demonstrates that it is responding appropriately to the apparent risks by putting in hand the work required to effect the prompt demolition of the facility. Essential pre-demolition enabling works could commence on site as early as the week commencing 19 September 2011, subject to the Cabinet Member approving the recommended course of action.

5. **RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

5.1 Financial -

Detailed work is still in hand to secure quotations from a variety of contractors for the work required. However, it is anticipated that total costs to take forward the demolition of between £600,000 and

£700,000 including professional fees are likely. This compares favourably to the costs of the repair option had this proven feasible.

5.2 Staffing -

There are no direct staffing implications that arise from this report.

5.3 Property -

Demolishing the car park in question removes an ageing facility that has proven costly to maintain in recent years. The site on which the car park is located will become available for alternative purposes following completion of the demolition works that might contribute to the regeneration of the eastern end of the Scunthorpe town centre. The adjacent former Scunthorpe Leisure Centre building is also currently subject to demolition and the two cleared sites together might prove beneficial to these ends.

5.4 IT -

There are no direct IT implications that arise from this report.

6. **OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

6.1 Statutory -

Dealing with the issues presented by the Multi Storey Car Park in the way suggested will satisfy our obligations under health and safety law.

6.2 Environmental -

There are no environmental implications that arise from this report.

6.3 Diversity -

The Carlton Street car park has served the public from all sectors of society and in particular removing the facility will result in a loss of a number of disabled parking spaces. However, the remaining public car parking facilities operated by the council in Scunthorpe town centre should prove adequate to meet normal levels of demand both in relation to able bodied and disabled drivers.

6.4 Section 17 – Crime and Disorder -

Carlton Street Car Park has consistently suffered from minor acts of crime and anti-social behaviour. Demolition will go some way to helping resolve these issues.

6.5 Risk and Other Implications -

The approach suggested will minimise risks facing the council going forward.

7. **OUTCOMES OF CONSULTATION**

7.1 Significant consultation has taken place with a range of statutory bodies and other key stakeholders in responding to the issues presented by the structural survey of the car park. This includes the HSE. The recommended action has emerged as the best way forward from these consultations.

8. **RECOMMENDATIONS**

8.1 That as an urgent decision, the Cabinet Member approves action to effect the demolition of the Carlton Street Multi Storey Car Park in Scunthorpe.

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Background Papers used in the preparation of this report: None