

REPORT TO: Executive Board Sub Committee
DATE 15 July 2011
REPORTING OFFICER: Strategic Director: Children and Enterprise
SUBJECT: Demolition of the Queens Hall Widnes
WARDS: Borough-wide

1. PURPOSE OF REPORT

1.1 The purpose of this report is to inform members that the Operational Director Economy, Enterprise and Property has programmed the demolition of the Queens Hall Widnes in 2011/12

2. RECOMMENDATION: That Members note that the Queens Hall Widnes which has been closed and boarded up since 2004 is to be demolished and the site made safe

3. SUPPORTING INFORMATION

3.1 The building was closed in 2004 and since then has not been used. It was boarded up and made as safe as possible at the time, but has now become a liability and needs to be demolished

3.2 Since 2004 approximately £83,000 has been spent on the building in boarding up and making safe the water, power and gas. The building is now rapidly becoming a health and safety risk, and it is envisaged that unless we demolish the building we will be faced with a significant amount of expenditure dealing with these issues over the coming months as such it is in our financial interest to proceed with these works as soon as feasible.

3.3 In addition there are complaints from the adjoining site owners that damp is penetrating from the Queens Hall into their building along the link corridor. The building liability is therefore increasing and the timely demolition will help to alleviate any further problems with adjoining owners.

3.4 The demolition work which will involve the safe removal of asbestos containing materials is to be programmed within the 2011/12 financial year. Tenders are to be sought for the demolition work within the next

few months, with a view to the work commencing around September / October 2011.

3.5 Once the building has been demolished and the site cleared it will help open up the possibility of some form of redevelopment of the site which will contribute to the overall regeneration of the area. A report will be prepared with regards the future of the site for presentation to the Asset Management Working Group in due course.

3.6 The likely cost of the demolition work is envisaged to be in the region of £50,000, the intention is that this will be funded against the capital receipt for the sale of the land.

4. POLICY IMPLICATIONS

None

5. OTHER IMPLICATIONS

None

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

n/a

6.2 Employment, Learning and Skills in Halton

n/a

6.3 A Healthy Halton

n/a

6.4 A Safer Halton

n/a

6.5 Halton's Urban Renewal

n/a

6.6 Corporate Effectiveness and Business Efficiency

n/a

7. RISK ANALYSIS

7.1 Not applicable

8. LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

	Document	Place of Inspection	Contact Officer
8.1	Tender report	Property services	Martin McCrimmon