

COMPUTER COMPLEX DEMOLITION

Briefing Report for Executive Decision



BACKGROUND

City Business Park (CBP), Somerset Place, Plymouth, PL3 4BB currently provides business facilities for small and medium sized businesses in the City.

These facilities have been provided in two main buildings the “Computer Building” and “Enterprise House” buildings with a central link building, this link building providing predominantly PCC and Admin facilities.

SUMMARY

City Business Park (Somerset Place, PL3 4BB) comprises of three core buildings; Enterprise House, Park Link and Computer Complex which in turn each contain multiple small lettable business units.

The Computer building has an Asbestos Cement and glazed North light roof above a suspended ceiling grid with drop in ceiling tiles. During the early part of 2019 asbestos fibres were identified on the suspended ceiling tiles. Investigation determined that these were coming from the deteriorating condition of the roof. It has been confirmed that the release of asbestos fibres into the ceiling space is continuing. There is a continued high risk of contamination into the public area posing a risk to health of those using the facility.

The recommendation is to demolish the Computer Complex building in order to remove the asbestos and risk of contamination, allowing the land to be redeveloped by Economic Development.

FINANCIAL IMPLICATIONS

Project estimated costs are £330,000 plus an additional £33,000 contingency to be financed through service borrowing against the Facilities Management budget. NNDR Savings of £55,000 will be achieved which will be used to repay the capital over circa 10 years. Any future development will become NNDR exempt.

Key risks to this project are lack of capital funding resulting in the computer complex not being demolished and a continued £3,000 PCM maintenance liability. Plus spikes in costs as and when asbestos containing material becomes damaged (generally through roof leaks). The building is no longer safe to occupy, as such is no longer generating an income.

NEED FOR DECISION

Demolition will remove the Asbestos Hazard and the associated cost of managing the Risk and Maintaining the Building. Success will be removal of the Asbestos Hazard and the associated potential for expensive management and maintenance of the building. If the Computer building is not demolished the building would remain empty with an on-going loss of rental income (Economic Development, it would need to be maintained with asbestos fibres cleared and there would remain a potential for significant cost associated with an asbestos incident

RECOMMENDATIONS

It is recommended that the Leader of the Council:

- Approves the Business Case

- Allocates a maximum £363,000 for the project within the Capital Programme funded by Service Borrowing
- Authorises the procurement process
- Delegates the award of the contract to Service Director for Finance