

DELL CHILDREN'S CENTRE

Asbestos



BACKGROUND

DELL Childrens Centre, 375 Blandford Road, Efford, PL3 6JD currently houses Barnardos Children's Centre, University Hospital Plymouth midwifery service and Tops Day Nursery. Constructed in 1949 many of the building materials, including the asbestos, are past their expected life.

CURRENT ISSUE

During Barnardos regular asbestos inspection, in July, their surveyor identified the known asbestos encapsulate had split due to water damage from the leaking roof. Following further inspections and water ingress the Nursery, Children's Centre and Midwifery service vacated the building and are temporarily located in other facilities.

Immediate roof repairs have been undertaken to prevent further water ingress, this has in turn resulted in some asbestos material becoming displaced.

DISPLACEMENTS

The building has predominantly been vacant since October 2022 following further water ingress to the building presenting a further risk of asbestos disturbance. Both services have been displaced and are currently operating in temporary accommodation – Barnardos are delivering services from Efford Youth & Community Centre and Tops Day Nurseries operating from their alternative locations, predominantly in Stonehouse. The Stonehouse placement is not ideal for families living in the Efford area which strengthens the business case for repairs to be undertaken.

OPTIONS

1. OPTION 1: DO NOTHING

This leaves all services at significant risk, with asbestos likely to deteriorate significantly.

2. OPTION 2: UNDERTAKE REPAIRS AND STRIP ASBESTOS (RECOMMENDED)

This business case for £561,000 seeks to make good all issues with the roof and asbestos material. Returning the building to tenants post completion. Rental income for the property is £7,500 p.a however this could be reviewed if Tops Day Nursery took a lease for the whole building. This option also reduces legal challenge against the council.

3. OPTION 3: VACATE AND DEMOLISH

Option three seeks to completely vacate the building, demolish it and hand the remaining land to housing. Presently there are no alternative locations for at least one of the tenants to deliver services from, therefore the lease with the council stills stands.