

COUNCIL 30th November 2022

Cabinet 14th November 2022

63 CENTRE AT THREEWAYS

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Councillor Dacre, Cabinet Member with responsibility for Resources, presented a written report of the Director, Regeneration and Strategy which updated Cabinet on developments at the Centre at Threeways (the site), including current live issues, essential action taken already and the required next steps and their consequences; and to determine the way forward.

The Council assumed management of the site in March 2020. Since that time, despite significant investment and efforts made to maintain safety on the site, the condition of the buildings and their safety had continued to deteriorate.

Regular reviews had been carried out by the Building Control Manager and colleagues from the Corporate Asset and Facilities Management Service in June 2020 and June 2021. On 24 June 2022, a further whole site review was conducted. The full outcome of that review was attached in Appendix A. A high-level summary was provided in the report.

The report provided background information and outlined options considered, consultation, and financial, legal, human resources and organisational development, environmental, health, economic, equality, and diversity implications.

Councillor Dacre acknowledged that mistakes had been made regarding the transfer of this site, and more rigorous plans were now in place for dealing with large and complex transfers. She advised that the report had been driven by safety issues and the risks of not protecting the public were clear. She clarified that the recommendation for full demolition did not include The Orchard and advised that services would be supported to find alternative locations.

Councillor Dacre advised that Officers would undertake intensive work to investigate the needs of the services. She advised that existing relationships with Council services could provide knowledge of alternative locations and that Officers would be exploring every avenue.

Councillor Fenton-Glynn commented that there were brilliant organisations operating from the site, but they should be offered better standards.

Councillor Sutherland attended the meeting, addressed Cabinet, and commented on money spent on the site, and public consultations.

Councillor Cairney attended the meeting, addressed Cabinet, and commented on the opportunities for the future.

Councillor Rivron attended the meeting, addressed Cabinet, and commented on the benefits of partial demolition and the importance of social value.

***RESOLVED that:**

- (a) the current position, including actions taken to date and essential next steps as set out in sections 6 and 7 of the report be noted;
- (b) a full demolition and clearance of the site, as set out in Appendix B of the report, be approved;
- (c) **it be recommended to Council that:**
 - (i) **the capital cost as described in paragraph 9.11 of the report be added to the Council's capital programme to meet the cost of the required works, to be funded by prudential borrowing; and**
 - (ii) **the additional revenue funding as described in paragraph 9.12 of the report required to service the borrowing be added to the Council's revenue budget from 2023/24 onwards;**
- (d) the Director of Regeneration and Strategy, in consultation with the Head of Legal and Democratic Services and the Cabinet Member for Resources, be given delegated authority to serve notices on the current occupants to terminate any occupation agreements and to agree any compensation required or to agree terms with the individual occupants for voluntary surrender of the premises they occupy; and
- (e) the long-term strategy for the site be brought back to a future meeting of Cabinet as part of the emerging wider strategic plan for the North Halifax area.

(Part 63 (c) only)