
PROPOSED DEMOLITION WORKS, FORMAL MEPAL OUTDOOR CENTRE

Committee: Finance & Assets Committee

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[V160]

1.0 ISSUE

- 1.1 Demolition of existing structure at the former Mepal Outdoor Centre site.

2.0 RECOMMENDATION(S)

- 2.1 Members are requested to authorise the demolition of the existing structures at the former Mepal Outdoor Centre site and instruct the Open Spaces & Facilities Manager to submit a planning application to implement the demolition of existing structures.

3.0 BACKGROUND/OPTIONS

- 3.1 Since the cessation of the recreational activities relating to the Mepal Outdoor Centre, the current site and the structures within the site, have been subject to fire, unauthorised access and trespass, vandalism and theft of materials. These events have had a significant effect on the structure and safety of the existing buildings. A schedule of the existing structures and their current condition is detailed in Appendix 1.
- 3.2 The Council's insurance company and Building Control Service have made a number of recommendations to ensure the protection and stability of structures which have financial implications as detailed in paragraph 5.1.

4.0 OPTIONS/CONCLUSIONS

- 4.1 The Council need to consider the case for the demolition of the existing structures at this time, given their current condition and the requirement to make significant financial investment to reduce the risk of public safety and further damage.
- 4.2 From an asset management case, there is a clear case for total demolition of the existing structures on the Mepal Outdoor Centre site. Although the condition of individual structures and the costs of making them safe vary, there will remain significant asset risk in retention and future financial viability for maintenance and eventual demolition.
- 4.3 In recent past the Council has been approach by outside organisations for items to be donated, for example, the climbing wall within the tented building. If this

proposal is approved the Council will seek to donate any relevant items to organisations where possible.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT/CARBON IMPACT ASSESSMENT

5.1 The estimated cost of demolition of the site is £53,000. The cost to retain the existing structures are estimated at £24,500 as a one-off cost, however, there will be additional cost if fencing/shuttering needs to be replaced as a result of vandalism/theft.

5.2 There will be ongoing costs related to maintaining the security of the site prior to any future development of £1,000 per month. It is estimated that this Council have already incurred £61,000 since the site became vacant.

5.3 Equality Impact Assessment (EIA) not required

5.4 Carbon Impact Assessment (CIA) completed. In summary, the CIA concluded as follows:

This proposal will have a mix of positive and negative carbon implications.

This proposal will have some limited negative carbon impact, via vehicle movements associated with the demolition of the building.

However, such impact is to be offset by the recycling of materials from the demolition, thereby lowering the embodied energy (or embodied carbon) of future construction elsewhere (with such other construction elsewhere otherwise relying on virgin materials of a much higher embodied content).

It is difficult to quantify the scale of both the negative and the positive carbon implications, but, and reflecting on the scale of material to be recycled and the high embodied energy/carbon content of such materials, it is probable that the proposal overall will have a positive carbon impact compared with the alternative of 'do nothing' (i.e. leaving the buildings as they are).

6.0 APPENDICES

6.1 Appendix 1- Condition of existing buildings

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
None	The Grange, Ely	Emma Grima Director Commercial (01353) 665555 E-mail: emma.grima@eastcambs.gov.uk

APPENDIX 1

Existing Structure Condition

Structure	Condition
Tented Building including reception area	<p>Extremely poor condition.</p> <p>Fire damage in 2016</p> <p>Canvass roof is no longer protecting the building from weather elements and is not repairable</p> <p>Has been subjected to significant vandalism</p> <p>If entrance was gained the climbing wall structure within the structure could pose a risk (item could be donated to an external organisation)</p> <p>To maintain public liability insurance cover the area will need to be fenced/shuttered</p>
Accommodation Block	<p>Subject to previous arson attack on 2020</p> <p>The area has been fenced off, however to maintain insurance more fencing and shuttering would be required.</p> <p>Insurance company and building control has assessed the structure as unsafe/dangerous and recommends the removal of the gable end, additionally there the remaining roof and rubble needs to be removed</p> <p>The fire escapes on the second floor have been stolen and could result in a potential fall from height</p> <p>Has been subjected to significant vandalism</p>

	In order to maintain public liability insurance cover further shuttering will be required
Toilet Block	<p>Subjected to significant vandalism/theft</p> <p>All pipework has been stripped out</p> <p>Back wall has been demolished when the hot water tanks were stolen. The back wall has support to maintain structural soundness of the building</p> <p>Further mitigation required to maintain public liability insurance cover</p>
Wooden Half Brick Castle	<p>Mainly wooden structure which poses a fire risk (based on previous arson attacks elsewhere on the site)</p> <p>Vandalism to roof, 50% of the roof tiles have been removed</p> <p>Further mitigation required to maintain public liability insurance cover</p>