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**To: ENVIRONMENT POLICY BOARD**

**On: 16 MARCH 2016**

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**Report by: DIRECTOR OF COMMUNITY RESOURCES**

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**Heading: DEMOLITION OF FORMER OPERATIONAL PREMISES (PAPER  
BALING SHED/BIN STORE) AT UNDERWOOD ROAD, PAISLEY**

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**1. Summary**

- 1.1 The purpose of this report is to seek authority to declare the former paper baling shed/bin store building within Underwood Road, Paisley, surplus to requirements and to instruct demolition of the buildings.
- 1.2 The building sits within the Underwood Road Depot in Paisley and is adjacent to the current transport workshop and is outlined in red in appendix 1.

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**2. Recommendations**

- 2.1 It is recommended that the Board declares the buildings surplus to operational requirements and allows demolition and site clearance of the area.
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### 3. Background

- 3.1 The building was originally built as a paper baling shed around 1945 and when there was no longer a requirement to carry out this service the shed was cleared of baling infrastructure and has subsequently been used to store fridges and bins.
- 3.2 As surveyors were preparing to carry out the Asbestos Management Survey of the property on 30 November 2015, some structural defects were noticed. A commission was raised to carry out a full structural inspection of the building and give a view as to the buildings condition and stability.
- 3.3 The survey found that the building had significant structural defects with the potential for future structural failure.
- 3.4 It was recommended with immediate effect that the building was taken out of use and a 4 metre wide exclusion zone established around the building to protect passersby from any falling debris. This work was carried out immediately on grounds of health and safety.
- 3.5 Given the age of the building and the substantial cost of remedial works it was recommended that consideration should be given to demolishing the building.

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### **Implications of the Report**

1. **Financial-** It is estimated that the cost of demolition will be approximately £50,000.
2. **HR & Organisational Development** - *none*
3. **Community Planning**  
  
**Safer and Stronger** – *the removal of these buildings will ensure the health and safety of depot users.*
4. **Legal** – *There are no restrictions on the Council in terms of demolishing these properties*
5. **Property/Assets** –The demolition of this property will reduce the maintenance liabilities of the Council in terms of health and safety and security.
6. **Information Technology** – *none*

**7. Equality & Human Rights –**

- (a) The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because there will be no changes to the policy or service as a result of this report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

**8. Health & Safety – none**

**9. Procurement – none**

**10. Risk – none**

**11. Privacy Impact - none**

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**List of Background Papers**

- (a) Background Paper- Surveyor's Report Appendix 1 including site plan  
The foregoing background papers will be retained within Community Resources for inspection by the public for the prescribed period of four years from the date of the meeting.

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Underwood Road Depot  
"Wheelie Bin" Store

Ref 1

