

Report to Charitable Trustee Committee

William Hague Trust – Demolition Update on the Hollies Buildings, Frederick Street, Werneth.

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Reason for Decision

To demolish the remaining buildings and prepare the site for residential development.

Recommendations

1. Proceed with demolition works including associated fees as prepared by Estates Team
2. Total costs for demolition work are £34,000 (Thirty - Four Thousand Pounds)

1 Background

- 1.1 The Hollies was a former Day Care Centre and has a gross site area of some 3.20 acres (2.5 acres net developable area). Since being vacated in 2005 the property has suffered extensive vandalism and a fire and the main building was demolished in 2021.
- 1.2 The premises are subject to a Trust (William Taylor Hague bequest) and OMBC is the Charitable Trustee. In June 2011 the Charity Commission approved the sale of The Hollies on the condition that the capital receipt should be distributed immediately to a charity or charities established for the relieving of the sick or of poverty.
- 1.3 Subsequently there is a protracted history associated with the disposal of the location. A Contract to sell the Property was entered into in July 2012 to Kumar

Zaman trading as Greenstone Construction Ltd. A condition of the sale was that Greenstone submitted a planning application for the redevelopment of the Property. However, this was never submitted and so in 2016, it was considered that Greenstone was in breach of the contract and the contract was terminated and the deposit of £42,500 was retained in a separate trust fund in accordance with the terms of the contract.

- 1.4 The property has since been re-marketed in line with Charity Commission's published guidance for disposal of charitable land for a period of 8 weeks which commenced on 30 May 2017 to 21 July 2017. Approval to dispose of the site to Greenstone Properties (as this was the highest bidder) was given in August 2018. He has currently paid non-returnable funds of £476,000 with a further £440,500 paid in December 2021. This money remains under the remit of the Trustees Committee.
- 1.5 Greenstone's original planning application was withdrawn due to issues around the loss of mature trees on the site meaning that the original application was unlikely to be approved. Greenstone have since worked positively with the Planning Department and completed the formal Pre-Application Process. Coupled with this, several trees have contacted Ash Dieback Disease and so no longer need to be retained – changing the developable area within the site. A new planning application was submitted in August 2024 (FUL/353346/24) for a scheme of 27 homes. This application is under consideration with consultees responses being obtained and is scheduled for determination in the next 2 to 3 months.
- 1.6 As would be expected the remaining buildings (formerly stables and out houses) have continued to deteriorate over time triggering intervention from Building Control who recommend the building is demolished to make the location as secure as possible whilst dialogue was continued with Greenstone Construction Ltd to progress the development of the location.

2 Current Position

- 2.1 Option appraisal work regarding the remaining buildings was undertaken to establish if it was viable to retain and refurbish or to demolish.
- 2.2 Following intervention and advice from Building Control it was recommended that demolition of existing buildings is required. This attributable to the length of time the building was empty, damage from vandalism and fire. In September 2024 costs were obtained. The total cost of demolition work comprises:
 - Asbestos Demolition Survey: £1,300.00
 - Removal of asbestos containing materials/contamination: £5,000.00
 - Demolition and removal of all arisings off site (slab to remain): £15,000.00
 - Service disconnections: £4,000.00
 - Structural Survey: £2,500.00
 - Ecological Survey: £600.00
 - Tree Survey, including cutting back of trees to gain access to the site: £1,500
 - CDM/Principal Designer duties/Project Management (PCI, Review and evaluate the contractors' Construction Phase Plan, method statements, risk assessments, condition surveys, programme of work, preparation of project specification/quotation

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- documentation CHEST, supervision of demolition works through to completion, production of health & safety file): £4,000.00
Planning: £100.00
 - 2.2 Estimated total cost - circa £34,000.00 (details, programming etc. all to be confirmed). In January (subject to approval to proceed) 3 quotations will be sought for the contract to demolish, these monies being taken from the £42,500 retained from the previous contract breach referenced earlier.
 - 3 **Options/Alternatives**
 - 3.1 **Alternative option(s) to be considered (please give the reason(s) for recommendation(s))**

Option. 1
The existing buildings could be refurbished, and a new lease agreed. This was deemed unworkable due to the extent of works required, the implications this would have for the development of the wider site with the costs far outweighing the cost to demolish.

Option 2
Proceed with demolishing the existing buildings and prepare the site for housing delivery subject to further Council approval where applicable. Furthermore, the existing buildings pose a risk for potential vandalism and fly tipping and delays could cause on-going pressures to OMBC.
 - 4 **Preferred Option**
 - 4.1 Option 2 is the preferred option as funds for the demolition are in place due to the breach of contract by Greenstone Ltd referenced in item 1.3. This will enable the site to be prepared for residential development to assist Oldham Council in meeting its strategic housing priorities.
 - 5 **Consultation**
 - 5.1 Consultation with Werneth ward members was undertaken in January 2025.
 - 6 **Financial Implications**
 - 6.1 The proposed scheme at an estimated cost of £34,000 is expected to be wholly defrayed in 2024/25.
 - 6.2 A trust provision exists against which this scheme will be a charge.
(Jit Kara - Senior Accountant)
 - 7 **Legal Services Comments**
 - 7.1 The Trustees are reminded of their fiduciary duty to act in the best interests of the charity to ensure that the objects of the charity can be furthered for the benefit of the beneficiaries.
 - 7.2 Any necessary consents, permissions and regulations must be obtained prior to any works being carried out and complied with throughout.
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8 **Appendices**

Appendix 1 – site map

Appendix 2 – Photograph of existing building



