

Report to:	Cabinet	Date: 15th October 2025
Subject:	Demolition of garages at Hawk Close, Bury	
Report of	Cabinet Member for Housing Services	

Summary

1. This report seeks approval for the demolition of garages at Hawk Close, Bury which are owned by the Council. They are in very poor condition, suffer from repeated vandalism and anti-social behaviour and are beyond economic repair.
2. There is budget provision of £165,000 in the capital programme to address issues with derelict garage sites. It is estimate that the demolition of the garage s at Hawkes Close will cost c£75,000.

Recommendation(s)

3.
 - 1.That Cabinet approves the demolition of the 28 garages situated at Hawk Close, Bury.
 2. Authorises the Director of Housing to procure and supervise the demolition works, including the safe removal of asbestos.
 - 3.To instruct officers to prepare a feasibility study for future use of the site to be presented within the next 6 months.

Reasons for recommendation(s)

4. All the 28 garages have been vacant empty for a considerable time, are beyond economic repair and are subject to repeated acts of vandalism, drug taking, setting fires etc and are a constant cause of nuisance and concern for residents.

Alternative options considered and rejected

5. Do nothing is not an option as the garages are a significant health and safety risk.

The garages are beyond economic repair and restoring the garages is not a viable option.

Photographs: Hawk Close Garages

Site to the rear of Hawk Close, but accessed off Porritt Street



Above Looking North East across the site from Porritt Street



Above Looking North across the site from Porritt Street



Above Looking East across the site. Health Centre in the background.

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Background

6. There are 28 garages in total at Hawk Close Bury which are of concrete construction with roofs that contain asbestos that can release harmful asbestos fibres into the air if damaged. They are in very poor condition and have been vacant for a considerable time. They suffer from repeated acts of vandalism, drug taking and fires. They are a constant source of anti-social behaviour concern and nuisance for residents. Please see attached photographs above.
7. There is budget provision within the capital programme of £165,000 in to address issues with derelict garage sites. It is estimate that the demolition of the garages at Hawkes Close will cost c£75,000.
8. The site when cleared could be used for housing, landscaping or car parking. A feasibility study on the future use of the site will be prepared within the next 6 months outlining possible future uses or the site. This will be prepared in consultation with local residents.

Links with the Corporate Priorities:

7. Demolition of the garages can release land for new affordable housing or other community uses. The site can be developed to improve the local built environment and reduce blight. By removing derelict garages, it can reduce ongoing maintenance costs and new developments on cleared sites can meet modern sustainability standards. Biodiversity or green space creation may create opportunities for a community garden, tree planting or other green infrastructure.

Equality Impact and Considerations:

8. The proposed demolition of the derelict garages has been assessed for its potential impact on residents with protected characteristics under the Equality Act 2010.

Accessibility: The garages are currently unsafe, in poor condition and not used for secure parking. Their removal will not remove any reasonable adjustments currently in place for disabled residents.

Community Safety: Demolition will **reduce** risks associated with anti-social behaviour, fly tipping and hazards benefitting all residents including vulnerable groups.

Future Use: The cleared site offers potential for alternative uses that could positively impact equalities e.g. community space or affordable housing

Conclusion: The proposal is considered to have a neutral impact, and any future redevelopment will be subject to a full equalities impact assessment at design stage.

Environmental Impact and Considerations:

9. **Waste Generation.** Demolition debris of concrete, corrugated sheets metals etc

Potentially hazardous waste such as asbestos. Dust emissions during demolition affecting local air quality.

Noise pollution from machinery and vehicles.

Biodiversity. Possible wildlife habitats in disused garages including nesting birds' bats and invertebrates the impact will be mitigated by checking for hazardous waste such as asbestos, lead paint or contaminated soils. An ecology survey will be carried out to ensure there are no protected species e.g. nesting birds or bats. We will identify local recycling facilities for concrete, metals timber and roofing.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
Risk of injury to workforce or residents Noise, dust and vibration Asbestos or hazardous materials Uncontrolled site access Community concerns	Appoint a competent demolition contractor with a site-specific method statement and risk assessment. Erect secure fencing around the site and display warning signage. Undertake pre demolition surveys and follow licensed removal procedures. Implement dust suppression measure and schedule works to minimise noise disturbance. Maintain clear communication with residents providing advance notice of works and timescales.

Legal Implications:

10. There is nothing in the report that suggests any barrier to the Council exercising its authority as a landowner and demolishing the garages, subject of this report. If Cabinet delegates authority to the Director to procure a contractor for the demolition and safe removal of asbestos, the appropriate

procurement processes will have to be followed, subject to procurement and legal advice as appropriate.

Financial Implications:

10. The estimated demolition costs of £75k will be met from the approved Housing Revenue Account capital programme.

Appendices:

None.

Background papers:

None.

Please include a glossary of terms, abbreviations and acronyms used in this report. None

Term	Meaning