

## PORTFOLIO HOLDER DECISION NOTICE

<b>Portfolio Holder:</b>	Cllr Donald Nannestad
<b>Decision Title:</b>	Proposed demolition – former United Reform Church, Sudbrooke Drive, Ermine East
<b>Purpose of Report:</b>	To present an options appraisal for the United Reform Church building, which summarises the options for managing the land whilst it awaits redevelopment
<b>Recommendation:</b>	That approval is given for the United Reform Church to be demolished, and the land levelled and grassed
<b>Alternative Options Considered and Rejected:</b>	<p>The following alternative options have been considered; additional information is provided in the attached options appraisal:</p> <ul style="list-style-type: none"> <li>• Convert to residential accommodation</li> <li>• Repurpose building for a community use</li> </ul>
<b>Reason for Decision:</b>	<p>The council purchased the building in December 2024. The building has been vacant for an extended period of time, and a visual inspection indicates bringing the building up to a condition suitable for re-use would not be economically viable. The building is showing sign of structural issues, damp and mould, and internal fixtures in a poor state of repair. The building also appears to contain significant asbestos containing materials, which would require inspection and remediation before the building could be safely brought back into use.</p> <p>The council purchased this site for strategic reasons rather than for the building, it being located near to existing HRA stock and close to other strategic development sites in the north of the city.</p> <p>Therefore, in view of the building's current condition, the council's long term intentions to redevelop the site, and the anticipated costs associated with bring the condition of the building up to a reasonable standard, it is proposed that the most feasible option is to demolish the building and clear the site.</p> <p>Two appendices are provided with this report:</p> <ul style="list-style-type: none"> <li>• Appendix 1: options appraisal</li> <li>• Appendix 2: photograph schedule</li> </ul>
<b>Is the decision a Key Decision?</b>	No
<b>Is the decision</b>	Yes

subject to Call In?	
Does the decision relate to any exempt information?	No

**Number of appendices: 2**

- Appendix 1 – options appraisal
- Appendix 2 – photograph schedule

Signed: Donald Nannestad

**Councillor** DONALD NANNESTAD

Dated: 12-2-2025