

Appendix E

Balnagask - Demolition and Landscaping Options

1.0 Objective

1.1 There are two proposed options in relation to the foundation removal works associated with the demolition of the RAAC affected homes, and how the local areas can be conditioned after demolition takes place (landscaping).

1.2 This paper reviews options on demolition and landscaping, setting out the impact on costs, investment, residents and the local community. The paper then provides a recommendation on which option to take going forward.

1.3 Demolition options include:

- **Demolition Option 1:** Demolition of RAAC affected homes and the building foundations at the same time
- **Demolition Option 2:** Demolition of RAAC affected homes and leave the foundations in the ground until the area is redeveloped in the future

1.4 Landscaping options include:

- **Landscaping Option 1:** Locally re-grade the ground with 6F1 and enclose areas with security fencing
- **Landscaping Option 2:** Locally re-grade the ground with 6F1, install topsoil and grass seed to allow finished and accessible areas
- **Landscaping Option 3:** Locally re-grade the ground with 6F1 and apply compacted fine material to the areas
- **Landscaping Option 4:** Mixed approach, which includes re-grade with 6F1, topsoil and grass seed, alongside the creation of pathways through covering topsoil over with compacted fine materials

2.0 Impact on options

2.1 The paper sets out the key differences each of the options bring in terms of costs, investment opportunities and impact to residents living within the red-line boundary and neighbouring community. Please see Table 1.1 Impact of Demolition Options, and Table 1.2 Impact of Landscaping Options.

3.0 Recommendation

3.1 For phased demolition, it is recommended that **Demolition Option 2** is taken forward; Demolition of RAAC affected homes and leave the foundations in the ground until the area is redeveloped in the future. It is anticipated that this will have the least impact to both residents living in RAAC affected homes and those within the retained tower blocks. Full excavation of the foundations would

be undertaken at a later date as part of the site preparation works associated with the redevelopment of the site. It is anticipated that this approach will be less disruptive to local residents given there will be a shorter demolition works programme in the initial demolition phase. In addition, the overall resident decant should be further progressed by the time the redevelopment works commence, minimising impact from future preparatory works.

3.2 For landscaping, it is recommended **Landscaping Option 2** is taken forward; Locally re-grade the ground with 6F1, topsoil and grass seed.

3.3 This should support the reduction of anti-social-behavioural issues and crime with demolition activities being completed with fully secured construction area protected during the demolition programme and fully landscaped areas following completion of the landscaping works. In addition, residents are able to make use of the area, which aligns with Priority 5 of the South Locality Plan.

3.4 Please note the paper takes into consideration that the recommended approach may lead to higher future removal costs (during redevelopment) and affect localised landscaping growth. It is not anticipated that prospective investors / venture partners will be discouraged from investing on the basis of this recommendation. In addition, mitigation will be put in place to ensure the impact on localised landscaping growth is minimised.

3.5 Regarding the recommended options, future costs to remove foundations and soft landscaping will be covered by the developer, however, in the event of a land sale, such costs will be accounted for within the residual land valuation. Please note project costs are in relation to construction only, therefore associated costs including procurement, design and professional fees, surveys etc. are not considered as part of this brief.

Table 1.1 Demolition options

Demolition option	Project Cost	Investment options	Impact on residents living in RAAC affected homes and those in the retained tower blocks	Impacts on local community (30-metres from the red-line boundary)
Demolition Option 1 Demolition of RAAC affected homes and their foundations at the same time.	Initial cost: £4.93m	Reduced cost and programme for the future developer.	Worsens the potential impact on neighbouring homes, including roads and existing footways. Increases the length of the demolition programme and therefore the impact on residents living within the red-line boundary in terms of air quality and noise pollution.	Increases the length of the demolition programme and therefore the impact on residents living within the red-line boundary in terms of air quality and noise pollution.

Demolition Option 2 Demolition of RAAC affected homes and leave foundations in place until area is redeveloped.	Initial cost: £4.19m	Increased cost and length of programme for the future developer.	Minimises the potential impact on neighbouring homes, including roads and existing footways.	Shortens the demolition programme and therefore lessons impact on the community in terms of air quality and noise pollution.
	Cost for foundation removal 3 years post demolition: £883k Total: £5.07m Cost for foundation removal 5 years post demolition: £963k Total: £5.15m	Cost is not thought to be too great to impede on investment appetite.	Shortens the demolition programme and therefore lessons impact on the residents living within the red-line boundary in terms of air quality and noise pollution.	

Table 1.2 Landscaping options

Landscaping option	Project Cost	Investment options	Impact on residents living in RAAC affected homes and those in the retained tower blocks	Impacts on local community (30 metres from the red-line boundary)
Option 1 6F1 and fencing	£435k	No Impact	Could lead to an increase of ASB issues. Residents displeased due to lack of access to the area.	Could lead to an increase of ASB issues. Residents displeased due to lack of access to the area.
Option 2 6F1, topsoil and grass seed	£5.05m	No Impact	Residents are able to use the area. Supports Priority 5 – South Locality Plan.	Residents are able to use the area. Supports Priority 5 – South Locality Plan.
Option 3 6F1 and cover over with compacted fine materials	£3.22m	No Impact.	Unightly finish: area provides limited use for local residents.	Unightly finish: area provides limited use for local residents.
Option 4 Mix of topsoil, grass seed and compacted fine materials creating pathways.	£6.58m	Developers may wish to incorporate provisions as part of future developments.	Residents are able to use the area. Supports Priority 5 – South Locality Plan.	Residents are able to use the area. Supports Priority 5 – South Locality Plan.

4.0 Basis of Costing

4.1 Demolition – Basis of Costing

- **Demolition Option 1:** full demolition of homes including foundation removal at an estimated cost of £4.93m.
- **Demolition Option 2:** demolition of homes with foundations left in ground until later date.
 - The estimated cost to demolish the homes with the foundations remaining in situ is £4.19m, which is £744k less than the full demolition of homes and foundations undertaken at the same time
 - The estimated cost to remove these foundations 3 years after the initial demolition is £883k giving a total estimated demolition cost of £5.07m, which is £139k more than undertaking all works at the same time
 - The estimated cost to remove these foundations 5 years after the initial demolition is £963k, giving a total estimated demolition cost of £5.15m which is £219k more than undertaking all works at the same time.

4.2 Landscaping – Basis of Costing

- **Landscaping Option 1:** 6F1 cost included in demolition allowance. Cost for installation of heras fencing only. Ongoing maintenance/security costs are excluded as programme not known at this time
- **Landscaping Option 2:** 6F1 cost included in demolition allowance. Allowance for topsoil and grass seeding. Once grass is established – heras fencing can be removed
- **Landscaping Option 3:** 6F1 cost included in demolition allowance. Allowance for whin dust or similar.
- **Landscaping Option 4:** 6F1 cost included in demolition allowance. Combination of Option 2 and 3, however whin dust to be applied on topsoil, so allowance for topsoil covers whole site.
- No allowance(s) have been made in association with the maintenance costs of each landscaping option.