



## PROJECT MANDATE

---

**Project name** Demolition of Abattoir buildings at cattle market, LE13 0NP

---

<b>Author:</b>	David Blanchard
<b>Project Manager:</b>	David Blanchard

---

**Purpose** Following departure of the existing tenant now proposed in **March 2012** to clear and clean up the site to provide an alternative use development site or temporary car park

### Contents

Topic	See Page
Issues to consider	
Background	
Project objectives	
Scope	
Constraints	
Interfaces	
Impact on services	
Outline Business Case (reasons)	
Project tolerances	
Reference to any associated documents or products	
An indication of who is/are the appointed Project Manager	
The customer(s), the user(s) and any other known stakeholders	

### Project Classification

---

### External Funding

- (i) Source and Quantity

•  
 Could be eligible for grant funding & this will be pursued with emda & Prospect Leicestershire and applied for if possible

---

### Costing Overview

#### Cap/Rev

	£	Comment
Initial costs	£1000 £2000 £4000 £2000 £8000 £42000 £20000 £2000	Planning application change of use Type 3 survey investigations Service disconnections CDM co-ordinator Asbestos/deleterious materials contingency Quotation from Newline Group( June 2009) Surfacing suitable for car park Pay & display machine( relocation from Burton St)
External funding		Application will be made if appropriate
Net cost	£81000	This is based on estimated cost only
Ongoing savings	£14000 pa	Net car parking income estimate. Note: NNDR is currently paid for by the tenant therefore no budget exists. Upon vacation by the tenant, MBC will become liable for this, which is currently £11k per annum based on a RV of £22k for 2010. Upon demolition it will be deleted from the list and if used as a car park the RV will have to be re-assessed by the District Valuer.
Phasing	Lease expiry – Request from tenant to remain on site until March 2012. Therefore capital funding of £81k required for 2012/2013 –revised quotes needed nearer the time.	

**Responsible Officer** David Blanchard

---

**Background** The abattoir was acquired with aid of grant funding due to its strategic significance in relation to the cattle market & Nottingham Rd. The purpose of this mandate is to ensure effective temporary management of the site whilst the development plan for the cattle market is realized.

---

<b>Project objectives</b>	Ensure that funds are in place to remove the abattoir buildings when the existing leaseholder vacates the site. Create a site suitable to provide additional car parking until the master plan for the cattle market is completed.
<b>Scope</b>	Demolition approval Identify if any grant funding for clearance Demolish Rates saving Create car parking ( subject to planning)
<b>Constraints</b>	Tenant is seeking flexibility on date for quitting the site
<b>Interfaces (internal/external)</b>	Tenant Emda Prospect Leicestershire Consultants Cattle Market partners Planning Building control
<b>Impact on services</b>	Low
<b>Outline Business Case (reasons)</b>	Building is not suitable for alternative use and when vacated will become a security liability, rates liability & potential Health & Safety risk. Demolition & clearance of site, surfacing for temporary/permanent car park will provide a better interim land use pending the outcome of cattle market development plan.
<b>Project tolerances (critical success factors)</b>	Obtain planning permission & car park order variation for car park use

**Completion  
criteria/ exit  
strategy**

Identify funds for demolition

---

**Reference to  
any  
associated  
documents or  
products**

-

---

**List  
customer(s),  
the user(s)  
and any other  
known  
stakeholders**

---

**Will an equalities impact assessment be undertaken on the proposal**

No