

Option: Convert offices to homes

Quality homes that meet modern standards

- ✓ All existing homes would remain with no change to tenancies or leases for residents
- ✓ 10 new homes, with five affordable
- ✓ New bathrooms and kitchens for tenants, leaseholders could opt-in for these as well at a cost
- ✗ No improvement to the size or quality of existing homes
- ✗ The new homes could not fully comply with modern standards. For example they could not be fully adaptable for residents with disabilities, big enough or provide private outside space such as balconies
- ✗ This is not policy compliant

Opportunity and employment

- ✓ Some new jobs and apprenticeships for local people during the works
- ✗ By removing the office space, businesses would have to move

Environmental sustainability

- ✓ By keeping the building, we would avoid the carbon emissions associated with demolition
- ✓ Refurbishment works will make minor improvements to energy efficiency
- ✓ New kitchens and bathrooms would reduce water usage
- ✗ Improvements to the energy efficiency of the building are limited if the old building is kept
- ✗ No new green spaces (e.g. rooftops or living walls)

Preserve and enhance the local community

- ✓ Secure tenants would be supported to find temporary housing during the works after a Housing Needs Assessment and could return when they are finished
- ✓ More residential floor space and new homes
- ✗ All residents would need to move while works were going on
- ✗ No improvements to the local area or public

Financial viability

- ✓ Financially viable for the council to deliver
- ✗ Leaseholders would incur costs for some of the works
- ✗ Does not address the underuse of the car park and suitability of other commercial spaces

