

# Option: Maintenance

## Quality homes that meet modern standards

- ✓ No change to tenancies or leases for residents
- ✓ The building would be improved to meet current health and safety standards
- ✗ No new homes
- ✗ The inside of existing homes will not be improved

## Opportunity and employment

- ✗ No new jobs or apprenticeships for local people
- ✗ No creation of new job opportunities over the longer term

## Environmental sustainability

- ✓ By keeping the building, we would avoid the carbon emissions associated with demolition
- ✓ Repairs and improvements to the roof may make very minor improvements to energy efficiency
- ✗ No significant improvement in energy and carbon efficiency of the building
- ✗ No new green spaces (e.g. green rooftops or living walls)

## Preserve and enhance the local community

- ✓ Residents could remain in their homes for the works in the short term
- ✓ The short term disruption to residents will be less, for example, exterior scaffolding and noise
- ✓ All residents could return to their home
- ✗ Some of the longer-term maintenance may require residents to move temporarily (e.g. the replacement of the façade, electrical and heating systems). Secure tenants would be supported to find temporary housing
- ✗ No improvements to local area, public realm or commercial facilities (e.g. the cinema) to make them better for the community

## Financial viability

- ✗ Leaseholders would be recharged for maintenance works as usual
- ✗ Does not improve the performance of the commercial spaces (cinema, parking, offices) which are not of a good, modern standard
- ✗ The building will cost more to maintain and run over time
- ✗ Does not address the underuse of the car park

