

# Option: Redevelopment (4A\*)

## Quality homes that meet modern standards

- ✓ Around 50 homes, with 50% of any new housing will be affordable for social or intermediate rent
- ✓ All new homes will meet modern standards, meaning they will be bigger and include private balconies
- ✓ New homes would be designed to be adaptable for residents with disabilities
- ✓ New, modern design would enhance the local built environment

## Opportunity and employment

- ✓ More office space and shops, and a better cinema could attract more businesses and jobs to the area
- ✓ Construction would offer significant employment opportunities and apprenticeships for local people
- ✗ There is not a high demand for shops in the area so it might be difficult to let the retail units

## Environmental sustainability

- ✓ The new building would be more energy efficient, resulting in lower bills for residents and lower carbon emissions
- ✓ Modern bathrooms and plumbing will mean more efficient water usage, reducing both water bills and waste
- ✓ The design includes some green spaces such as terraces
- ✗ The offices may not be significantly more energy efficient due to modern facilities like air conditioning

## Preserve and enhance the local community

- ✓ All secure tenants and resident leaseholders offered the opportunity to return to the new Huguenot House should they wish to
- ✓ There would be more homes in the new building, bringing new people into the community
- ✓ More opportunity for local use with modern shops and office space
- ✗ All residents would need to move
- ✗ Construction would take at least two years to complete

## Financial viability

- ✓ Financially viable for the council to deliver
- ✓ No additional costs for leaseholders, and savings on bills likely in the long term
- ✓ Modern offices and cinema would achieve better rental revenue for the council than currently
- ✗ Does not fully address the underuse of the car park

