

Option: Refurbishment

Quality homes that meet modern standards

- ✓ No change to tenancies or leases for residents
- ✓ The building would be improved for residents, including new lifts and windows
- ✓ New bathrooms and kitchens for tenants, leaseholders could opt-in for these as well at a cost
- ✗ No new homes
- ✗ No improvement to the size or quality of existing homes

Opportunity and employment

- ✓ Some new job opportunities and apprenticeships for local people during the works
- ✓ The offices would be refurbished to a higher standard which would make them more attractive for businesses to rent, bringing more economic activity to the area
- ✗ No increase in the number of offices or the commercial floorspace

Environmental sustainability

- ✓ By keeping the building, we would avoid the carbon emissions associated with demolition
- ✓ Refurbishment works would 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. green 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
- ✓ All residents could return to their home
- ✗ All residents would need to move out while works were going on
- ✗ No improvements to the local area or public realm

Financial viability

- ✓ Financially viable for the council to deliver
- ✗ Leaseholders would incur costs for some of the works
- ✗ Would cost a lot of public money without improving the performance of commercial spaces (cinema, parking, offices) or providing new homes
- ✗ Does not address the underuse of the car park and suitability of other commercial spaces

