

Table 4: Generic Options Appraisal

Objective	Options					If dispose:	
	Use building for Education service	Use building for another Council use	Community or partner use of building	Dispose of footprint for housing, and:		Demolish buildings straight away	Board-up/ secure until redevelopment
				Retain/maintain open space	Permanent open space use		
Maximise capital receipt	√√ To construct new building would cost more	<b>X</b> Cost of conversion outweigh rental of alternative	<b>?</b> If relocate from DBC town centre offices, could generate receipt there	√√√ Retains OS in hope of future development, provided developed carefully	√√ Advantageous where any future development of OS unlikely	√√ Reduces uncertainty for developer	<b>X</b> Assuming a capital receipt to cover the costs is forthcoming
Minimise revenue costs	√√ Avoids rent, retains OS <sup>1</sup> maintenance	√√√ Reduces rents on other buildings, retains OS maintenance	<b>X</b> Generates little or no rent, retains OS maintenance	<b>X</b> Retains OS maintenance costs	√√√ Avoids maintenance costs if another body takes on	√√√	<b>X</b> Cost of repair of boarding or other site security
Enhance service provision	√√ Assuming building chosen is accessible to clients	√? - if several services located together <b>X</b> – if not good accessibility	N/A	N/A	N/A	N/A	N/A
Good planning of area	√√√ Assuming specific site is appropriate	√√√ Assuming specific site is appropriate	√√√ Assuming specific site is appropriate	√√ If open space remains available	√√√	√ If no use of building possible	√ If re-use of building possible
Contribution to Community Strategy	√√√	N/A	√√√	√	√√√	N/A	N/A

N.B.: The advantages of the various options vary from site to site, but this table gives an overview of the general picture.

<sup>1</sup> Open space