

## Options analysis

Option	Benefits	Implications
<b>1. Basic H&amp;S works</b>	<ul style="list-style-type: none"> <li>▪ Minimal disruption to staff and Members</li> <li>▪ Maintain presence in central location</li> </ul>	<ul style="list-style-type: none"> <li>▪ Capital expenditure required, and likely to be ongoing</li> <li>▪ Continued high running costs</li> <li>▪ Continued high maintenance costs</li> <li>▪ Lack of compliance with changing working practices standards</li> <li>▪ Significant future capital costs for repair</li> <li>▪ Poor working environment</li> <li>▪ Prevents achievement of carbon neutrality by 2030</li> <li>▪ Failure to comply with national climate change policies and targets</li> </ul>
<b>2. Basic remedial work &amp; light touch energy measures</b>	<ul style="list-style-type: none"> <li>▪ Reduction in energy consumption</li> <li>▪ Reduction in heating and lighting costs</li> <li>▪ Reduction in repairs and maintenance costs</li> <li>▪ Minimal disruption to staff and Members</li> <li>▪ Maintain presence in central location</li> </ul>	<ul style="list-style-type: none"> <li>▪ Significant costs for replacing heating and lighting systems, and other energy reduction measures</li> <li>▪ Poor working environment</li> <li>▪ Lack of compliance with changing working practices standards</li> <li>▪ Not fully carbon neutral by 2030</li> <li>▪ Only partial compliance with national climate change policies and targets</li> </ul>
<b>3. Major refurbishment</b>	<ul style="list-style-type: none"> <li>▪ Significant contribution to meeting carbon neutral targets</li> <li>▪ Significant reduction in heating and lighting costs</li> <li>▪ Significant reduction in repairs and maintenance costs</li> <li>▪ Compliance with changing working practices standards</li> <li>▪ Improved working environment</li> <li>▪ Maintain presence in central location</li> </ul>	<ul style="list-style-type: none"> <li>▪ Major capital expenditure</li> <li>▪ Disruption to staff whilst work ongoing</li> <li>▪ Carbon neutral not fully achievable</li> </ul>

Option	Benefits	Implications
<b>4. Whole site development</b>	<ul style="list-style-type: none"> <li>▪ Potential to fully meet carbon neutral targets</li> <li>▪ Significant reduction in heating and lighting costs</li> <li>▪ Significant reduction in repairs and maintenance costs</li> <li>▪ Compliance with changing working practices standards</li> <li>▪ Improved working environment; attractive to potential future employees</li> <li>▪ Increase housing supply</li> <li>▪ Increase office space (co-location opportunities)</li> <li>▪ Revenue (rental) and capital income (housing receipt)</li> <li>▪ Maintain presence in central location</li> </ul>	<ul style="list-style-type: none"> <li>▪ Major capital expenditure</li> <li>▪ Disruption to staff whilst work ongoing</li> </ul>
<b>5. Move RDC from Town Hall complex</b>	<ul style="list-style-type: none"> <li>▪ If new build, could be carbon neutral</li> <li>▪ No disruption to staff whilst build taking place</li> <li>▪ Significant reduction in heating and lighting costs</li> <li>▪ Significant reduction in repairs and maintenance costs</li> <li>▪ Compliance with changing working practices standards</li> <li>▪ Improved working environment; attractive to potential future employees</li> <li>▪ Capital receipt from residential development of Town Hall land</li> <li>▪ Increased rental income from Amherst Road</li> </ul>	<ul style="list-style-type: none"> <li>▪ Major capital expenditure</li> <li>▪ Likely to not be in walking distance from train station (increased car usage)</li> <li>▪ No RDC presence in central location</li> </ul>

- Option 1, delivering basic health & safety requirements, carries the fewest benefits and the most implications.
- This high-level analysis demonstrates that Option 4: whole site development, carries the most benefits and fewest implications.
- The whole site development could realistically be approached in two ways, both of which have been explored by officers and appointed consultants: Concept A, maximising residential provision, or Concept B, maximising commercial office space.