

**PROPERTY OPTIONS**

<b>Property</b>	<b>Option</b>	<b>Implication / Considerations</b>
<b>One Stop Shop, Rawtenstall</b>	Relocate one stop shop and offer facility for rent	<ul style="list-style-type: none"> <li>• Offer for rental pending securing of redevelopment parties. Ability to offer very attractive terms e.g.: pay-back to tenant for an early termination option: <ul style="list-style-type: none"> <li>○ 5yr term at a price competitive with the current market with a further discount in the event of an early termination</li> </ul> </li> <li>• 6-8 Weeks offer/advertisement via local and regional media / agents</li> <li>• Transfer to tenant of current revenue costs c £51k pa</li> <li>• If no interest go for demolition.</li> <li>• Relocation of RBC OSS services and staff required (see appendix 2 for possible options)</li> <li>• Consider any planning consent issues</li> </ul>
	Demolition	<ul style="list-style-type: none"> <li>• Cost of demolition c.£25k</li> <li>• Site becomes an extension to the existing Valley Centre open space. Some incidental cost associated with landscaping.</li> <li>• Any planning implications need to be considered</li> <li>• Revenue cost savings (NNDR, etc.) c £51k pa</li> <li>• Relocation of RBC OSS services and staff required</li> </ul>
	Do Nothing	<ul style="list-style-type: none"> <li>• No transfer of facilities or staff</li> <li>• No financial savings</li> </ul>
	Do Nothing to building (but transfer out staff and facilities)	<ul style="list-style-type: none"> <li>• Building falls into disrepair</li> <li>• Building becomes a security and additional cost liability</li> <li>• Building continues to incur financial costs</li> </ul>
	Development Partner	<ul style="list-style-type: none"> <li>• Ensure that the options considered do not prejudice the strategy of the Council's preferred development Partner.</li> <li>• Asset forms part of the portfolio offered</li> </ul>
<b>Old Town Hall, Rawtenstall</b>	Conditional disposal	<ul style="list-style-type: none"> <li>• Disposal subject to a redevelopment plan that complements the vision for the Valley Centre and a potential Rossendale development partner</li> <li>• 6-8 Weeks offer/advertisement via local and regional media / agents</li> <li>• Revenue cost savings of c. £29k pa</li> </ul>
	Refurbishment	<ul style="list-style-type: none"> <li>• Could seek costing for refurbishment and disposal or rental on existing use.</li> <li>• Consider any planning consent issues</li> <li>• Financial risk burden increases on Council</li> </ul>
	Demolition	<ul style="list-style-type: none"> <li>• Cost of demolition c.£75k</li> <li>• Revenue savings of c. £29k pa</li> <li>• Site becomes an extension to the existing Valley Centre open space. Some incidental cost associated with landscaping.</li> <li>• Any planning implications need to be considered: <ul style="list-style-type: none"> <li>○ English Heritage - RBC will not get consent to demolish without a scheme to replace it</li> <li>○ Conservation area - RBC cannot grant itself consent &amp; would need government approval.</li> <li>○ The building itself has been noted as a significant building within the conservation area.</li> </ul> </li> </ul>
	Development Partner	<ul style="list-style-type: none"> <li>• Ensure that the options considered do not prejudice the strategy of the Council's preferred development Partner.</li> <li>• Asset forms part of the portfolio offered</li> </ul>
<b>Liberal Club, Rawtenstall</b>	Disposal	<ul style="list-style-type: none"> <li>• Commission a full structural survey.</li> <li>• Offer for sale by auction</li> <li>• Location perceived problems</li> <li>• Revenue savings of c. £11k pa</li> <li>• If no interest consider demolition.</li> <li>• Any planning implications need to be considered: <ul style="list-style-type: none"> <li>○ English Heritage - RBC will not get consent to demolish without a scheme to replace it</li> <li>○ Conservation area - RBC cannot grant itself consent &amp; would need government approval.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ The building itself has been noted as a significant building within the conservation area.</li> </ul>
	Demolition	<ul style="list-style-type: none"> <li>• Cost of demolition c.£35k</li> <li>• Site becomes an extension to the existing Valley Centre open space or extension to adjacent car parking. Some cost associated with landscaping or car parking.</li> <li>• Any planning implications need to be considered <ul style="list-style-type: none"> <li>○ English Heritage?</li> <li>○ Conservation area?</li> </ul> </li> </ul>
	Development Partner	<ul style="list-style-type: none"> <li>• Ensure that the options considered do not prejudice the strategy of the Council's preferred development Partner.</li> <li>• Asset forms part of the portfolio offered</li> <li>• Outside the "traditional" valley centre footprint therefore any separate disposal or demolition should not impact on any wider Rossendale development partnership.</li> </ul>
<b>The Business Centre, Bacup</b>	Consolidate RBC services Including staff from OSS	<ul style="list-style-type: none"> <li>• Current economic market has resulted in a number of private tenant transferring and therefore increasing available letting capacity</li> <li>• Council Chamber already in place</li> <li>• Excellent modern facilities.</li> <li>• Would need to consider alternative front facing provision</li> </ul>
	Do Nothing	<ul style="list-style-type: none"> <li>• No transfer of facilities or staff</li> <li>• No transfer of wider economic benefits to Stacksteads &amp; Bacup</li> <li>• No financial savings</li> </ul>
<b>Stubbylee Hall. Bacup</b>	Disposal	<ul style="list-style-type: none"> <li>• Seek release of covenant</li> <li>• Consider any planning consent issues</li> <li>• Relocation of Staff to Futures Park</li> <li>• Interim security issues</li> </ul>
	Do nothing	<ul style="list-style-type: none"> <li>• No transfer of staff continued financial commitment</li> </ul>
	Rental (to private sector)	<ul style="list-style-type: none"> <li>• Seek release of covenant for private function, e.g.: <ul style="list-style-type: none"> <li>○ Conference Centre</li> <li>○ Hotel</li> <li>○ Restaurant</li> </ul> </li> <li>• Consider any planning consent issues</li> <li>• Relocation of RBC Staff to Futures Park</li> </ul>
	Rental (to public / third sector)	<ul style="list-style-type: none"> <li>• Rent in line with covenant</li> <li>• Third party potential charitable status (NNDR savings £10k)</li> <li>• Relocation of RBC Staff to Futures Park</li> </ul>
	"Mothball"	<ul style="list-style-type: none"> <li>• Cost of mothballing and on-going security arrangements</li> <li>• Empty buildings attract damage</li> <li>• Continued financial commitment</li> </ul>
<b>29-45 Kay Street, Rawtenstall</b>	Disposal	<ul style="list-style-type: none"> <li>• Implications for current tenants: <ul style="list-style-type: none"> <li>○ RL Trust (41-45)</li> <li>○ Private Tenant (31)</li> </ul> </li> <li>• Capital receipt</li> <li>• Consider planning implication re current use</li> </ul>
	Rental	<ul style="list-style-type: none"> <li>• Implications for current tenants: <ul style="list-style-type: none"> <li>○ RL Trust (41-45)</li> <li>○ Private Tenant (31)</li> </ul> </li> <li>• Positive revenue implications</li> <li>• Consider planning implication re current use</li> </ul>
	Development Partner	<ul style="list-style-type: none"> <li>• Ensure that the options considered do not prejudice the strategy of the Council's preferred development Partner.</li> </ul>
<b>Hardmans Mill</b>	Surrender Lease	<ul style="list-style-type: none"> <li>• Identify a suitable relocation, e.g.:</li> <li>• The Business Centre, Futures park, Bacup</li> <li>• Consider implications for ICT systems management</li> <li>• Relocation and set up costs estimated to be £51k: <ul style="list-style-type: none"> <li>○ Installation of Fire Suppression £9.7k</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Electricity Modification (re-wiring) £8.0k</li> <li>○ Installation of Air Conditioning £13.0k</li> <li>○ Move Equipment £10.0k</li> <li>○ One off Connection Charge £10.0k</li> <li>● Annual saving £16k (payback 3.2yrs)</li> </ul>
<b>Lodge Terrace</b>	Disposal	<ul style="list-style-type: none"> <li>● Develop architects design for two units</li> <li>● Seek planning permission (outlying)</li> <li>● Disposal via auction.</li> </ul>
	Do Nothing	<ul style="list-style-type: none"> <li>● Deteriorating asset</li> <li>● Security issues</li> <li>● Continuing financial costs</li> </ul>
	Development Partner	<ul style="list-style-type: none"> <li>● Ensure that the options considered do not prejudice the strategy of the Council's preferred development Partner.</li> <li>● Asset does form part of the portfolio offered</li> <li>● The low level strategic value should not hinder any development partner.</li> </ul>