






OPTION	COSTS	DEPENDENCIES	BENEFITS	DIS-BENEFITS	OUTCOME	RAG STATUS
<p>Option 1: Commercial office use</p> <p>This option was put forward by JIG Architects in their Feasibility Study on the viability of re-using Custom House Lane School in May 2011.</p> <p>This option considers transforming the 1881 historical element of the building into contemporary office space. It is proposed the space could be open plan or cellular offices. The overall conversion of the building could provide opportunities for various small or start-up enterprises.</p>	<p>£1.19M</p>	<p>In order to assess this option in detail, the Options Appraisal has been informed by consultations with Flintshire's Business Development Team and Legat Owen to assess the demand for office space for small or start-up enterprises.</p>	<p>This option could be an integral element of the proposed development of the Deeside Enterprise Zone through the introduction of an acceptable mixed-use dimension into the urban area.</p> <p>Integrity of the 1881 building can be maintained both externally and internally.</p>	<p>Legat Owen have advised that they do not consider the site as being suitable for office conversion on a commercial basis as office market is suffering from a position of oversupply at present and this, coupled with the impact of vacant rates liability on empty offices is driving down rents and capital values. Given the high refurbishment costs quoted by JIG Architects, even if building could be fully let to small or start-up enterprises, rental levels are such that the return on investment would be low, circa 3%</p> <p>Legat Owen have just completed some research which shows that there is over 1,000,000 sq ft of empty offices on the market within a 10 mile radius of Chester at present and in the short term this is likely to increase as public sector office occupiers reduce their office accommodation.</p> <p>Full extent of the site is not efficiently used – even with the provision of adequate car parking for the offices, unless a further office "villa" is built behind the existing 1881 building.</p>	<p>Option expensive, site not effectively used, no demand.</p>	
<p>Option 2: Office use by the Third and Voluntary Sector</p> <p>This option would provide contemporary office space for Third and Voluntary sector organisations within the original 1881 Building.</p>	<p>£1.19M</p>	<p>In order to assess this option in detail, the Options Appraisal has been informed by consultations with the Flintshire Local Voluntary Council to ascertain whether there is a demand for office space from the Third and Voluntary Sectors in Connah's Quay.</p>	<p>Provides a new hub for Third and Voluntary sector organisations in Connah's Quay.</p>	<p>Discussions with the Flintshire Local Voluntary Council revealed that they are negotiating with their current landlord about purchasing current premises at Mold.</p> <p>Discussions with Flintshire Local Voluntary Council suggests uncertainty over future funding</p>	<p>No demand and funding situation uncertain.</p>	

				arrangements for Third Sector organisations means limited demand for new premises generally across this sector.		
<p>Option 3: Business premises for Kindness in Mind (KIM)</p> <p>The option for KIM to occupy the premises has arisen recently following the breakdown in arrangements for their occupation of premises near to the new Medical Centre in Connah's Quay.</p> <p>Subject to approval from Flintshire, this option proposed the Community Asset Transfer (CAT) from Flintshire to KIM Community Asset Transfer (CAT) from Flintshire to KIM</p>	c.£Nil	<p>Site meeting has been held with representatives from local charity KIM, with the view of them occupying the building for a food processing service. They have received plans of the building from the Council and have undertaken their own feasibility study in order to determine capital costs for refurbishment, along with future running costs.</p> <p>KIM has received £200,000 Lottery Funding, and is looking for suitable premises which they must occupy before the end of January 2013.</p>	<p>Community Asset Transfer (CAT) from Flintshire to KIM would mean management and maintenance responsibility passing to KIM – removing empty property rates from Flintshire.</p> <p>Community project safeguards the future use of Custom House Lane School, whilst also providing new premises for a local charity.</p>	<p>Business Plan for KIM's occupation needs to demonstrate it has access to the capital and revenue resources necessary to make the building fit-for-purpose and sustainable in the long term. But revenue costs are likely to be prohibitive.</p>	<p>KIM have subsequently withdrawn from the potential use of the facility.</p> <p>Too large and running/revenue costs high.</p>	
<p>Option 4: Include Custom House School as part of the Renewal Development Package.</p> <p>This option would see the site possibly gifted for an affordable housing development by a partner developer or Registered Social Landlord (RSL).</p>	C £0 (on the basis site is gifted as part of the Renewal Development Package)	<p>In order to assess this option in detail, the Options Appraisal has been informed by consultations with Flintshire's Housing Strategy Team to ascertain whether the site could be redeveloped for lo-cost home ownership scheme, rented housing or a sheltered housing scheme.</p>	<p>Inclusion of site within Renewal Development Package would remove vacancy liability rates from Flintshire.</p> <p>If the site was gifted as part of the Renewal Development Package, demolition costs of the site would be met by the developer.</p> <p>Flintshire through negotiation and planning system would direct any potential redevelopment according to local housing need and priorities in Connah's Quay.</p>	<p>Removal of historic building in Connah's Quay.</p> <p>No capital receipt for Flintshire from the disposal of the site.</p>	<p>Potential option that requires further exploration with a potential partner.</p> <p>Will see the demolition of Custom House.</p>	
<p>Option 5: Disposal of site for private residential development.</p> <p>This option was put forward by JIG Architects in their Feasibility Study on the viability of re-using Custom House Lane School in May 2011.</p> <p>This option would see the sale of the site to a private developer with outline</p>	Potential capital receipt circa £100 - £150k	<p>In order to assess this option in detail, the Options Appraisal has been informed by consultations with Flintshire's Housing Strategy Unit to ascertain whether the market value of any proposed development remains at a level which ensures viability of the scheme.</p>	<p>Provides 16 new terraced houses within a noted residential in Connah's Quay.</p> <p>No ongoing maintenance / removal of empty property rates from Flintshire.</p> <p>Capital receipt for Flintshire.</p>	<p>Original building is demolished.</p> <p>Should the County Council require a capital receipt for the site, this may reduce the attractiveness of the site to any potential developer, as the site would have to be a cleared site with a surmised cost of 100k (as per JIG report). This would mean that any</p>	<p>Would see the facility sold to a commercial organisation and with no ability to influence tenure.</p> <p>Will see the demolition of Custom House.</p>	

<p>planning approval for the provision of up to 16 new terraced houses/ starter homes built on the site.</p>				<p>capital receipt would be of negligible value due to the site clearance costs and land remediation costs that would be required under the terms of disposals.</p>		
<p>Option 6: Flintshire Connects Centre within the original 1881 Building.</p> <p>This option would see the refurbishment of the original 1881 to accommodate a Flintshire Connects Centre.</p>	<p>c.£805,000</p>	<p>In order to assess this option in detail, the Options Appraisal has been informed by consultations with Flintshire's Planning Department in terms of obtaining "Change of Use" consent and the Customer Services team to ascertain accessibility of the site to the general public.</p>	<p>Historical building is utilised to maintain a continued presence of key Council services in Connah's Quay.</p> <p>Enhanced customer experience through the provision of accessible, modern and community based centres delivering a broad range of Council services in Connah's Quay.</p>	<p>Space restrictions will limit the opportunities for partner organisations to co-locate in the building e.g. North Wales Police could not be accommodated.</p> <p>High estimated capital refurbishment and revenue costs to be met solely by the County Council without partner contributions.</p> <p>Locating the library from the centre of Connah's Quay would split the civic hub.</p> <p>Given the high level of public funding required for this option, need to ascertain whether Custom House School is in the correct location for customers.</p>	<p>This option has now been explored and is not considered viable.</p> <p>The proposed location for a Flintshire Connects is adjoining the existing Library in Connahs Quay.</p>	
<p>Option 7: Combined Flintshire Connects and Library and Museum</p> <p>This option would the existing library in Connah's Quay relocate to co-locate with a new Flintshire Connects Centre.</p>	<p>c.£805,000</p>	<p>In order to assess this option in detail, the Options Appraisal has been informed by consultations with Flintshire's Library Service to assess the viability of relocating the library to the current Custom House School site.</p> <p>The relocation of the existing library would also require Council authorisation.</p>	<p>Historical building is utilised to maintain a continued presence of key Council services in Connah's Quay.</p> <p>Enhanced customer experience through the provision of joined-up accessible, modern and community based centres delivering a broad range of Council services in Connah's Quay.</p>	<p>Peripheral position in relation to the town centre and does not provide good pedestrian and public transport links.</p> <p>High estimated capital refurbishment and revenue costs to be met solely by the County Council without partner contributions.</p> <p>The present library in Connah's Quay was extensively refurbished during 2009/10 at a cost of £360,000, of which £300,000 was funded by the Welsh Government, making it unlikely that the County Council would be</p>	<p>This option has now been explored and is not considered viable.</p>	

				<p>successful with a future grant application for further library developments in the same community.</p> <p>Re-location of the library from the centre of Connah's Quay would split the Connah's Quay civic hub, increasing the distance to key facilities such as the Health Centre (300m away), Jobcentre Plus and swimming pool (700m away).</p>		
<p>Option 8: Combined Library and Museum</p> <p>This option would see the re-location of the existing library to create a combined library and museum facility.</p>	c.£800,000	<p>In order to assess this option in detail, the Options Appraisal has been informed by consultations with Flintshire's Library Service to assess the viability of relocating the library to the current Custom House School site. The relocation of the existing library would also require Council authorisation.</p>	<p>Historical building is maintained for the community.</p> <p>Provision of a new museum in Connah's Quay for the cultural and educational benefit of local residents.</p>	<p>Combined space requirement for a library and museum is 650M2. This means the original 1881 Building is too small, whilst the entire building is too large.</p> <p>The present library in Connah's Quay was extensively refurbished during 2009/10 at a cost of £360,000, of which £300,000 was funded by the Welsh Government, making it unlikely that the County Council would be successful with a future grant application for further library developments in the same community.</p> <p>Re-location of the library from the centre of Connah's Quay would split the Connah's Quay civic hub, increasing the distance to key facilities such as the Health Centre (300m away), Jobcentre Plus and swimming pool (700m away).</p>	<p>This option has now been explored and is not considered viable.</p>	

<p>Option 9: Nursery/Play Centre</p> <p>This option was put forward by JIG Architects in their Feasibility Study on the viability of re-using Custom House Lane School in May 2011.</p> <p>The option put forward has three rooms, all with the potential for mezzanine levels, with the remainder of the site being used for outdoor play purposes and teacher / visitor parking.</p>	<p>£0.76M</p>	<p>In order to assess this option in detail, the Options Appraisal has been informed by consultations with Flintshire's Family Inclusion Service to ascertain whether there is sufficient demand for a nursery / play centre of this size.</p>	<p>Historical building is bought into use for the youngest of the community.</p> <p>Space could accommodate 100 children.</p> <p>No ongoing maintenance / removal of vacancy liability rates from Flintshire.</p>	<p>No natural vehicular drop-off space for parents, with the consequence of possible increased traffic congestion on Mold Road.</p> <p>Difficult to ascertain maximum potential turnover e.g. if circa £750k pa would net profit render commercially viable. This would depend on the level of capital receipt sought from Flintshire.</p>	<p>This option has now been explored and is not considered viable.</p>	
---	---------------	--	---	--	--	---