

# Option: Retain and Extend (2004 Podium Scheme)

## Quality homes that meet modern standards

- ✓ All existing homes would remain with no change to tenancies or leases for residents
- ✓ 14 new homes, with seven affordable
- ✓ The current 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 improvement to the size or quality of existing homes
- ✗ The new homes could not fully comply with modern standards. For example they could not be fully adaptable for residents with disabilities, big enough or provide private outside space such as balconies

## Opportunity and employment

- ✓ Some new construction jobs and apprenticeships for local people during the works
- ✗ Limited improvements to the commercial space

## Environmental sustainability

- ✓ The refurbishment works will make some improvements to energy efficiency
- ✓ New kitchens and bathrooms would reduce water usage
- ✗ Substantial structural and some demolition work is necessary which means more carbon emissions during the works
- ✗ No new green spaces (e.g. green rooftops or living walls)
- ✗ Improvements to the energy efficiency of the existing building are limited

## Preserve and enhance the local community

- ✓ Secure tenants would be supported to find temporary housing during the works after a Housing Needs Assessment and could return when they are finished
- ✓ Would deliver new homes, bringing new people into the community
- ✗ Residents would not be able to stay in their homes during the works

## Financial viability

- ✓ Financially viable for the council to deliver
- ✓ Underused parking reduced and space better used
- ✗ Leaseholders would incur costs for some of the works
- ✗ No improvement to the cinema or offices which do not meet modern standards
- ✗ Does not address the underuse of the car park

