

Thornaby Town Hall: Options Analysis

Ref	Option	For	Against	Risks
A	Invite ideas & proposals from interested parties who feel they can offer a workable / viable solution or package for the long-term use of the building, thus securing its future for years ahead	<ul style="list-style-type: none"> • Gauge fresh interest in the building • Identify new opportunities / creative thinking • If sold would potentially generate a capital receipt • Third party may have greater opportunity to access funding. • May stimulate greater use of the building • No further call on SBC finances • Meets regeneration aims ie new jobs / businesses • Secure the grade II listed building 	<ul style="list-style-type: none"> • If sold, would go out of public ownership • After a period of time potential loss of control on use & upkeep of building (although listed so Council always has a degree of control through the Listed Buildings and Conservation Areas Act 1990) 	<p>Political:</p> <ul style="list-style-type: none"> • Some community concern for the building. <p>Other:</p> <ul style="list-style-type: none"> • Due to funding restrictions may have to done in phases – areas of the building could remain undeveloped • No interest shown, SBC left with an almost empty building so no further forward. • Listed building continues to deteriorate • Further future draw on SBC finances
B	SBC develop the building	<ul style="list-style-type: none"> • Freehold would remain in public ownership • Format of usage within SBC control • Meets regeneration aims ie new jobs / businesses 	<ul style="list-style-type: none"> • Unaffordable from direct SBC finances, capital & revenue • Previous schemes have struggled to achieve the desired funding levels from external sources. The financial current climate will increase this difficulty. 	<p>Political:</p> <ul style="list-style-type: none"> • TTC and TIA buy-in. • Some community concern for the building. <p>Other:</p> <ul style="list-style-type: none"> • Due to funding restrictions may have to done in phases – areas of the building could remain undeveloped • If not self financing, may be an increased draw on SBC resources • Long term viability to make project sustainable
C	Do nothing		<ul style="list-style-type: none"> • Further draw on SBC finances re planned & reactive maintenance. • Building condition would not improve. • No scope for attracting interested tenants, leaving TTC as sole tenant. 	<p>Political:</p> <ul style="list-style-type: none"> • Some community concern for the building <p>Other:</p> <ul style="list-style-type: none"> • Building slowly deteriorates – further

Appendix 1

Ref	Option	For	Against	Risks
				future draw on SBC finances <ul style="list-style-type: none">• In time potential enforced closure of the building under H&S as could be assessed as unsafe / fit to occupy.