

Appendix 7

Option 1: A provision can be retained at the same location and consideration given to -

	Option	Work Costs	Community/ Planning issues	Flexible Use	DEA/H&S Compliant	Accommodation Conditions	Maintenance costs (BCBC)	Note	Shortlist
a)	Do Nothing	Minimal	×	×	×	Poor	Medium/ High	Does not address need	×
b)	Basic Repair to be DEA Compliant	Medium	×	×	Yes (where possible)	Poor	Medium	Restricted property design	×
c)	Full scale refurbishment	High	×	Potential	Yes (where possible)	Medium	Medium	Restricted property design	×
d)	Demolish & Rebuild on site (BCBC)	High	×	✓	✓	Good	Minimal		✓
e)	Demolish & Rebuild on site (RSL)	High	×	✓	✓	Good	×		✓

Option 2: A new build provision can be provided elsewhere and consideration given to –

	Option	Work Costs	Community/ Planning issues	Flexible Use	DEA/H&S Compliant	Accommodation Conditions	Maintenance costs (BCBC)	Note	Shortlist
f)	Redevelop on site in BCBC ownership	High	Medium/High	✓	✓	Good	Minimal	Site availability/ planning approval	✓
g)	Re-locate service to an alternative site not in BCBC ownership	High	Medium/High	✓	✓	Good	Minimal	Site availability and planning approval	✓
h)	Part exchange with RSL	High	Medium/High	✓	✓	Good	Minimal	Site availability and planning approval	✓

Option 3: An alternative Council building is identified for the provision and the future use of Brynmenyn is investigated

	Option	Work Costs	Community/ Planning issues	Flexible Use	DEA/H&S Compliant	Accommodation Conditions	Maintenance costs (BCBC)	Note	Shortlist
	Re-locate service to an alternative building	High	Medium	✓	✓	Good	Minimal	Would be reliant on suitable building being available and achieving Planning	✓
j)	Purchase/ Convert an Existing Dwelling	High	Medium	✓	✓	Good	Minimal	Would be reliant on suitable property being available and achieving Planning	✓

Option 4: Direct hostel provision ceased and new model of dispersed accommodation developed

	Option	Work Costs	Community/ Planning issues	Flexible Use	DEA/H&S Compliant	Accommodation Conditions	Maintenance costs (BCBC)	Note	Shortlist
k)	Utilise Dispersed Properties – RSL	Medium	Minimal	Unclear	Unclear	Good	No	Significant change in service, many variables	✗
l)	Purchase Dispersed Properties – BCBC	High Initial expenditure	Minimal	Unclear	Unclear	Good	Minimal/ Medium	Significant change in service, many variables	✗