

## Annex 1- Lincoln Court Redevelopment Options

Option	Description	Commentary and Risks
a) Do Not Proceed	Lincoln Court would be closed following the re-location of tenants by the 31 <sup>st</sup> May 2019.	This would result in a permanent loss of older persons' accommodation in an area of the City where there is already under supply and a permanent loss of rental income to the HRA. This would leave a vacant building at risk of vandalism and a possible target for anti-social behaviour. All costs associated with progressing this scheme to date would be abortive. This would also significantly impact on the likelihood of the Centre of Excellence project being able to proceed. The two projects are closely linked in order to provide efficiencies in both construction costs and delivery timescales.
b) Revert to the scheme that gained Executive approval in March 2018	Deliver an 8 unit extension with a new boiler room.	This option has been found not to be viable for a number of key reasons; <ul style="list-style-type: none"> <li>• The initial cost plan for this scheme was not based on the correct m2.</li> <li>• The mechanical design based on installing and commissioning a new boiler using existing pipework was not fully considered and subsequently deemed to be non-deliverable.</li> <li>• The requirement to re-locate the tenants for the duration of the works for health and safety reasons had not been identified and thus the costs of this had not been factored within project costs.</li> </ul>
c) Demolish and rebuild	Take the existing building down and build a scheme based on the current design. Estimated cost of £6.2m. Deliver 35 new units.	<ul style="list-style-type: none"> <li>• Increase total project cost.</li> <li>• Abortive project costs.</li> <li>• Timetable for procurement and planning which would also negatively impact on the delivery of the Centre of Excellence project.</li> </ul>

		<ul style="list-style-type: none"> <li>• Length of time that tenants have to be re-located.</li> </ul>
<p>d) Only do the modernisation and maintenance work</p>	<p>Do not build the extension block, only do the boiler work and the maintenance and modernisation work in the existing properties. Leaving the existing layout of communal facilities and apartments. This scheme would have to include the cost of work but also all the re-location costs and M&amp;E design fees and all of the abortive costs. An estimate of this cost is £2.5m.</p>	<ul style="list-style-type: none"> <li>• Cost- the extent of works required have not been allowed for in the planned maintenance budget.</li> <li>• This results in a net loss of 3 properties.</li> <li>• Timescales and re- procurement as this is not what we took out to tender.</li> <li>• Abortive project costs.</li> <li>• This would still require the tenants to be relocated for the duration of the works.</li> </ul>