

Options Appraisal: 11 Windmill Road Bradfield



A three bedroomed semi-detached Airey house with substantial grounds. Begun as a void reinstatement but structural and other issues discovered: Failure of concrete columns.

- Structural alteration needs repair.
- Concrete planks holed and loose,
- full insulation and relining of external walls needed
- internal wall replacement required.
- Roof tiling needs to be replaced.
- Structural system must be regarded as limited life.
- Renewal of wiring
- Removal and refitting of heating and bathroom
- New kitchen and flooring
- Driveway outbuilding and grounds repairs

Adjoining property is privately owned and has had new external walls added.

Option	One-off Financial effect	Revenue Financial effect (pa)	Advantages	Disadvantages
Do nothing	£0	£4,000	Little resource required	Ongoing cost Likely decay and neighbour nuisance Reputational difficulty
Repair and refurbish	£300,000	£0*	Creates a good family property in the stock Prevents neighbour nuisance. Obviates ongoing costs Staff development opportunity	Capital costs Resource implications Prefabricated structure has limited life
Demolish and redevelop	£400,000	(2,000) [#]	Creates an excellent family property in the stock Prevents neighbour nuisance. Obviates ongoing costs Staff development opportunity Opportunity for accessible or large dwelling	Capital costs Resource implications Party wall complications
Dispose of the site	(1-200,000) ^{\$}	£0	Little resource required Capital receipt for reinvestment. Focus funding and effort on other matters.	Stock reduction of one unit

* Broadly operation of the HRA stock is net neutral. [#] running costs of new property likely to be lower. ^{\$} Subject to valuation.