


**Options Appraisal: 4, 5 and 13 Angelgate Cottages Harwich**



Three two-bedroomed terraced traditional former military houses with yard space front and rear.  
Houses are arranged as part of an attractive square. Mid 19<sup>th</sup> century brick homes, former housing for coastguard staff associated with the historic Navy yard docks. 5 of the homes already sold.  
Although potentially very attractive homes the properties are hard to maintain and unsuitable for use as modern social housing:

- Grade II listed status
- Conservation area
- Solid wall construction
- Wooden Sash windows
- Limited external and storage space
- Dampness issues
- Hard to insulate
- Slate roofs and chimneys
- Steep staircases
- Driveway and grounds repairs necessary

Option	One-off Financial effect (each)	Revenue Financial effect (pa) (each)	Advantages	Disadvantages
Do nothing	£0	£4,000	Little resource required	Ongoing cost Likely decay and neighbour nuisance Reputational difficulty
Repair and refurbish	£150,000	£0*	Retains a small a family property in the stock Prevents neighbour nuisance. reduces ongoing costs Staff development opportunity	Capital costs Resource implications Historic structure has long term cost and sustainability issues Running costs for landlord and resident likely to be unaffordable.
Demolish and redevelop	£400,000	(2,000)#	An excellent family property in the stock Prevents neighbour nuisance. Obviates ongoing costs Staff development opportunity	Planning and listed Building permissions likely to be insurmountable. Capital costs Resource implications

			Opportunity for accessible dwelling	Party wall complications
Dispose of the houses	(100,000) <sup>§</sup>	£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.