

Options Appraisal Process

1. The table below summarises the standard options appraisal assessment framework that has been used to assess each site.
2. This options appraisal framework has been developed in line with the Council's developing Corporate Asset Management strategy.

Option 1	Do nothing	<ul style="list-style-type: none"> • This is the default 'do minimum' option which sets the baseline against which each site evaluation is measured • To be proposed for disposal the proposals must provide greater financial and, where appropriate, social and economic return to the Council than retention and redevelopment
Option 2	Retention for use by a Service within the Council	<ul style="list-style-type: none"> • Sites considered surplus will be evaluated for use by Services within the Council and other public and third sector organisations where appropriate
Option 3	Retention for redevelopment by the Council for use by a Service or for investment purposes	<ul style="list-style-type: none"> • Where a site is not required by the Council or an appropriate partner the site will be considered for redevelopment when this makes financial sense and contributes to achieving long-term financial sustainability of the Council
Option 4	Negotiated disposal adjoining land owners if appropriate and likely to yield a greater return to the Council	<ul style="list-style-type: none"> • Where a surplus site is not required by the Council for its own use or for development the site will be evaluated for disposal to an adjacent owner where this is considered to offer the Council a higher return than disposal on the open market
Option 5	Disposal on open market	<ul style="list-style-type: none"> • Where a site is not required by the Council for its own use or redevelopment the site will be evaluated for disposal on the open market • Where appropriate such sales will be on a Leasehold basis and will be offered for sale subject to an overage provision to ensure the Council benefits from any enhanced value in the event of site is redeveloped for residential use or developed to a higher density than anticipated. • All disposals are subject to a 3% transaction fee