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| Civic Centre  | Freehold        | 767,200 \( ^{1} \)               | 480 (560 workstations in total)    | Reception, post room, data centre, print shop, committee suite & chamber, occupational health suite, secure strong room. | Grade 2 listed main entrance & foyer                                                        | General office - £m*  
Conversion into school.  
Residential conversion - £k*  
(*source BNP Paribas appraisal)                                                                 |
| Town Hall     | Freehold        | 696,100                           | 440 (500 workstations in total)    | Reception, CCTV suite & parking camera suite, Borough Control Centre, cash office for market traders               | Clock tower of particular local interest due to history of the town centre.                  | General office - £m*  
Residential - £m*  
As an alternative to selling, the Council could fund the conversion works and held the units as an investment then this could generate an investment value (NPV) of c£11.12m over 40 yr finance term.  
(*source BNP Paribas appraisal)                                                                 |
| Roycraft House| Freehold        | 657,900                           | 420 (480 workstations in total)    | Reception for Children’s Services / YOS, Contact Centre & 24hr Careline, Multi-Agency Safeguarding Hub.            | None                                                                                         | General office disposal £m  
Residential land value: £m  
As an alternative to selling, the Council could fund the conversion works and held the unit as an investment then this would site could generate an investment value of (NPV) of c£20m over a 40 yr finance term.  
(*source BNP Paribas appraisal)                                                                 |
| Frizlands Offices | Freehold     | 96,595                            | 70 (75 workstations in total)     | 24 hr access for noise & nuisance team                                                                        | adjacent to depot & civic amenity site                                                        | Residential conversion (£k)*  
(*source BNP Paribas appraisal)                                                                 |
| John Smith House | Freehold – part leased to health provider | 82,362                           | 70 (all occupied)                 | Reception for Housing Advice Service                                                                          | None                                                                                         | Residential conversion (£k* –)  
(*source BNP Paribas appraisal)                                                                 |
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<td>Porters Avenue</td>
<td>Leased from NHS until 2032</td>
<td>152,600</td>
<td>10 (all occupied)</td>
<td>None</td>
<td>Length of lease</td>
<td></td>
</tr>
<tr>
<td>Pondfield House</td>
<td>Freehold – funded via the HRA</td>
<td>478,900</td>
<td>175 (all occupied)</td>
<td>Building materials storage (contracted service), parking for housing repairs fleet.</td>
<td>None</td>
<td>To be retained</td>
</tr>
<tr>
<td>Maritime House</td>
<td>Leased until July 2015</td>
<td>323,100</td>
<td>100 (150 workstations in total)</td>
<td>None</td>
<td>Building lease will terminate in July 2015</td>
<td></td>
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| The Foyer (Streetbase) | Long lease from East Thames                      | 100,000                          | 55 (60 workstations in total)      | None (Learn-to-Live Resource Room separately located within the building) | Rent free (service charge and other cost are LBBD) in respect of Council’s land contribution to the East Thames development | • Develop as a self-funding business centre
  • Commercial letting (subject to landlords consent and market demand) |
| 90 Stour Road          | Freehold & vacant                                | 190,000                          | 0                                 | None                                              | None                            | • Included within the Becontree Heath estate regeneration plans
  • Included within the Becontree Heath estate regeneration plans (no budget for demolition).
  • Could be leased commercially in the interim. |
| 2 Stour Road           | Freehold & currently partially vacant            | 105,000                          | 20 (all occupied)                  | Public access for family group conferencing.      | None                            | • Included within the Becontree Heath estate regeneration plans.
  • Capital budget exists to demolish |
| **TOTAL**              |                                                  | **3,649,757**                    | **1,840 occupied workstations (2,100 in total)** |                                                   |                                 |                                                                                  |

\[\text{\textsuperscript{i}}\text{ Includes 33\% of Facilities Officers costs}\]
\[\text{\textsuperscript{ii}}\text{ No specific premises budget but funded from the Children’s Services service budget for 14-19 provision}\]
\[\text{\textsuperscript{iii}}\text{ Option to be included with draft Cabinet Report regarding future of Braking Enterprise Centre (which has a waiting list of tenants)}\]
\[\text{\textsuperscript{iv}}\text{ 90 Stour Rd Included within current savings and presently showing as a cost pressure within Environmental Services}\]
\[\text{\textsuperscript{v}}\text{ 2 Stour Rd included within current savings and presently showing as a cost pressure with Environmental Services}\]